

## MOTION

### 15. Protecting Tenants - Taking Action Against Renovictions

At the Council meeting on October 6, 2020, Council referred the following motion to the Standing Committee on Policy and Strategic Priorities meeting on October 7, 2020, to hear from speakers.

Submitted by: Mayor Stewart

#### WHEREAS

1. Affordable rental units across Vancouver are being lost due to the practice of renovictions, leaving tenants with limited options in finding a similar unit at the previous rent, particularly after many years living in the same rental home;
2. The practice of renovictions disproportionately impacts elderly, low income families and new immigrants, creating housing insecurity, loss of affordable rental units and potential homelessness;
3. The British Columbia Rental Housing Task Force from December 2018 recommends stopping the practice of renovictions, identifies the current Residential Tenancy Act as having a lack of clear guidance and leaving “renters vulnerable to misinterpretation or abuse of the Act”, and identifies an opportunity for local governments to amend legislation and recommend policies; and
4. In February 2020, BC’s Supreme Court upheld New Westminster’s by-law aimed at discouraging renovictions, concluding that municipal governments can pursue by-laws to discourage bad faith renovictions and fine landlords.

#### THEREFORE BE IT RESOLVED

- A. THAT the Mayor advocate to the Provincial Government, asking it to fulfill its commitment to clarify and prevent renovictions under the Residential Tenancy Act (RTA) with appropriate legislative changes.
- B. THAT, if there is no Provincial commitment to address renoviction by end of December 2020, Council direct staff to prepare a report in 2021, that outlines a framework to protect renters during renovations or repairs on rental homes, that should include:
  - a. Requirement that owners arrange alternative accommodation for tenants during major repair or renovation on their unit;
  - b. Requirement that owners honour original tenancy agreement terms when tenant returns to the unit;
  - c. A structure of penalties for owners who fail to meet the above requirements, including fines;
  - d. Exploring financial mechanisms to support owners by incentivizing the maintenance and renovations of rental units;
  - e. Defining the scope of staffing, resources and budget required to fulfill this framework;

- f. Determining if *Vancouver Charter* or other legislative changes are required to ensure the City has proper authority to enforce the framework.

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