COUNCIL MEMBERS' MOTION

For consideration at the Standing Committee on City Finance and Services meeting on November 18, 2026

2. Enacting The Universal Tenant Rights By-law and Criminalizing Predatory Practices

Submitted by: Councillor Orr

WHEREAS

1. Vancouver has a zero-percent vacancy rate for deeply affordable housing, the highest rents in Canada, and the highest per-capita rates of homelessness in Canada;

2. The 'discretionary' frameworks and policies, like the Tenant Relocation and Protection Policy (TRPP) and the Hotel Development Policy contain loopholes are ultimately not enforceable to the degree an actual law is enforceable;

3. The negotiable approach to tenant rights creates a precarious situation and legal uncertainty, which allows tenants to be pressured and exploited; and

4. Other jurisdictions like Toronto, Montreal, New York, San Francisco, and the District of North Vancouver have tenant protection by-laws.

THEREFORE BE IT RESOLVED

A. THAT Council direct staff to report back with a standalone tenant protection by-law, the "Universal Tenant Rights By-law" (Full Title: A By-law to Establish a Universal Tenant Rights Code and Criminalize Predatory Practices) and have it include:

    1. Universal vacancy control;

    2. Right of Return, including a "like for like" rule for replacement units;

    3. 100% developer-funded bridge housing;

    4. A "Fix the City" proactive inspection and repair mandate;

    5. Democratic tenant oversight board: An elected (or randomly selected) body, with the power to oversee TRPP compliance;

    6. Legal recognition of tenant unions;

    7. "Fit and Proper" test for landlords, under section 272 of the *Vancouver Charter*, where predatory landlords lose the right to operate in the City; and

8. A public tenancy buyout registry, to provide transparency around landlord “cash for keys” offers.

B. THAT Council direct staff to have the report completed by the end of Q1 2027.

C. THAT staff include these points, where applicable, into the upcoming TRPP review.

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