

## Blonde, Sarah MTIC:EX

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**From:** Facey, Nick MTIC:EX  
**Sent:** Wednesday, June 17, 2015 2:37 PM  
**To:** Blonde, Sarah MTIC:EX  
**Cc:** Grice, Rebecca MTIC:EX  
**Subject:** Fwd: Meeting Request  
**Attachments:** LLBC-Brief-Overview and Challenges-1 April 2015.pdf; ATT00001.htm

Let's find some time :-)

Nick Facey,  
Chief of Staff  
for the Hon. Amrik Virk  
Minister of Technology, Innovation & Citizens' Services  
Government of BC

Begin forwarded message:

**From:** "WPC Inc." <[wpc@telus.net](mailto:wpc@telus.net)>  
**Date:** June 10, 2015 at 11:42:55 AM PDT  
**To:** <[Nick.facey@gov.bc.ca](mailto:Nick.facey@gov.bc.ca)>  
**Subject:** Meeting Request

Dear Nick,

Further to our conversation, I am writing today to respectfully request that a meeting be arranged so that you, and the Honourable Amrik Virk, may meet with myself and Mr. David Hutniak, CEO, LandlordBC. The purpose of the meeting is to discuss the rental housing industry in British Columbia, some of the challenges it currently faces, and how industry and government could work together in order to realize potential solutions.

As promised, I have attached a Briefing Note outlining the issues and opportunities.

As we discussed, and as you can appreciate, we do work closely with Minister Coleman and his Ministry and, in fact, have invited Minister Coleman to be the keynote speaker for the launch of the Certified Rental Building Program discussed in the Briefing Note.

Once you've had a chance to peruse the note, and discussed this with Minister Virk, I would very much appreciate it if you could give me a call at 604-684-2228 in order to confirm a convenient time and place to meet. Obviously, we would welcome the opportunity to meet with you and the Minister in Victoria or in Vancouver – whatever is most convenient to you.

All the best.

Yours sincerely,

Mike Bailey

**LandlordBC**  
**BC Rental Housing Industry Overview and Challenges**  
**Briefing Note**

**ISSUE:**

LandlordBC, the voice of the rental housing industry in British Columbia, is seeking an opportunity to meet with senior representatives of the BC Government to discuss the socio-economic importance of the rental housing industry to British Columbia and, some of the challenges currently facing landlords and tenants including the need to increase the resource capacity of the rental housing industry to address the challenging issues associated with diminishing supply and aging rental stock across British Columbia.

**BACKGROUND:**

***LandlordBC Overview***

- LandlordBC represents 3,300 landlords across the province of British Columbia.
- The majority of landlords in British Columbia are small business owners. In the order of 88% of LandlordBC members are small business owners managing 30 rental units or less.
- Only approximately 2% of LandlordBC members are large commercial landlords managing 500 rental units or more.

***BC Rental Housing Industry Overview (Source: KPMG Study “Economic Impact Assessment Study – British Columbia’s Rental Housing Sector”, November 2014)***

The residential rental housing industry:

- Provides homes for more than 550,000 people in British Columbia representing approximately 30 percent of all BC households;
- Generates \$10.6 billion of annual economic activity in British Columbia and a total of \$12.25 billion of annual economic activity across Canada;
- Supports full-time equivalent (FTEs) employment for over 82,851 British Columbians and a total of 98,937 FTEs for Canadians;
- Created \$2.99 billion in government revenues in Canada of which \$2.56 billion accrued in BC;
- Generated Gross Output of \$22.04 billion in Canada of which \$18.76 billion was generated in BC, and;
- Generates total revenues estimated at \$7.08 billion and capital expenditures estimated at \$4.65 billion including capitalized renovations of existing rental housing and the construction of new rental housing in 2013.

***Primary Rental Housing Industry Challenges:***

1. ***Aging Rental Stock*** – the average age of rental accommodations in British Columbia is between 40 and 60 years. The age of the buildings requires that capital investment in repairs and renewal of major infrastructure components be undertaken to maintain the integrity of the buildings and the safety and liveability standards for tenants.

2. ***Decreasing Supply of New, Purpose-Built Rental Accommodation*** - 45% of all new rental dwellings constructed in 2013 were condominiums (data from CMCH's Residential Building Activity Report). Only 15% of new rental dwellings completed in 2013 were purpose-built rental units.

The Rental Housing industry needs to work with government to identify ways to generate sufficient revenue to provide for sufficient capital to properly revitalize aging rental housing, generate sufficient supply of new, purpose-built rental housing and to participate in carbon reduction programs. A failure to provide for continuous investment of capital in the rental housing industry will result in:

- Diminishing Quality, Safety and Integrity in Rental Housing Stock.
- Diminishing Liveability of Rental Accommodations for tenants.
- Increasing Operating Costs for Owners and Tenants.

#### ***Benefits of Increased Capital Flow to Rental Building Owners:***

- ***Tenant*** – Improved liveability, better thermal comfort levels, reduced health risks, improved safety systems, reduced operating costs, and increased supply.
- ***Owner*** – protecting the physical integrity of rental housing infrastructure and ensuring sufficient long-term business income.
- ***Government*** – Increased revenues and support for carbon reduction programs.
- ***Economy*** – Stimulation of the construction trades across British Columbia with the associated increase in jobs, income and revenues to government.
- ***Environment*** – Improved building efficiency and reduced energy use.

#### ***New LandlordBC Initiatives to Professionalize the Rental Housing Industry***

- ***Certified Rental Building Program*** - The Certified Rental Building program will provide training and education for landlords, a quality audit of all available rental accommodations in British Columbia.

The focus of the program is to provide renters with a simple means of accessing information about Certified Rental Buildings that provide a defined level of quality assurance standards for tenants and to protect tenants from renting in poorly maintained buildings or receiving inadequate service.

- ***Landlord Registry*** - LandlordBC is proposing to work with the Government of British Columbia to establish a mandatory Landlord Registry in British Columbia.

The objective would be to create a central provincial registry of all landlords in British Columbia, in order to create the first comprehensive database and education platform for the rental housing industry in British Columbia, to be operated and managed by LandlordBC.

The goal of the proposed registry is to enhance the professionalism and accountability of landlords across British Columbia.

#### **RECOMMENDATION:**

LandlordBC recommends that the BC Government work with the LandlordBC on behalf of the rental housing industry to identify working solutions for the benefit of tenants, landlords and government that will put the rental housing industry on a path to sustainability for the benefit of the whole province. We respectfully request an opportunity to meet with you to discuss the issues and potential solutions.

## Blonde, Sarah MTIC:EX

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**From:** WPC Inc. <wpc@telus.net>  
**Sent:** Thursday, July 9, 2015 9:15 AM  
**To:** Blonde, Sarah MTIC:EX  
**Subject:** RE: 102722: Meeting Request

Hi Sarah,

4:45 pm on Monday, July 20<sup>th</sup> will work.

Thanks for your help, and we will see you then.

Cheers,

Mike

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**From:** Blonde, Sarah MTIC:EX [<mailto:Sarah.Blonde@gov.bc.ca>]  
**Sent:** Thursday, July 09, 2015 8:59 AM  
**To:** 'WPC Inc.'  
**Subject:** RE: 102722: Meeting Request  
Hello Mike,

Some unfortunate circumstances have come up for the Minister and he is no longer able to take any meetings on July 14<sup>th</sup>. The only other time slot I have available to offer is 4:45 pm on July 20<sup>th</sup>. Will that work? If not, we can look for time after session in Vancouver. Thank you for your understanding.

Sarah Blonde | Administrative Coordinator  
Honourable Amrik Virk | Minister of Technology, Innovation & Citizens' Services  
250.952.7623 | [Sarah.Blonde@gov.bc.ca](mailto:Sarah.Blonde@gov.bc.ca)

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**From:** WPC Inc. [<mailto:wpc@telus.net>]  
**Sent:** Monday, June 22, 2015 4:35 PM  
**To:** Blonde, Sarah MTIC:EX  
**Subject:** RE: 102722: Meeting Request  
Hi Sarah,

Thank you very much for your note and, yes, we can look at dates any time that works for you.

Thanks for your help.

Cheers,

Mike

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**From:** Blonde, Sarah MTIC:EX [<mailto:Sarah.Blonde@gov.bc.ca>]  
**Sent:** Monday, June 22, 2015 2:58 PM  
**To:** 'wpc@telus.net'  
**Subject:** 102722: Meeting Request

Hello Mike – I am happy to arrange this meeting for you in either Vancouver or Victoria in July. Would it be ok with you if we waited until later this week to go over dates? I am waiting to hear when and if the legislature will be in session, determining the Minister's schedule.

Thank you,

Sarah Blonde | Administrative Coordinator  
Honourable Amrik Virk | Minister of Technology, Innovation & Citizens' Services  
250.952.7623 | [Sarah.Blonde@gov.bc.ca](mailto:Sarah.Blonde@gov.bc.ca)

Begin forwarded message:

**From:** "WPC Inc." <[wpc@telus.net](mailto:wpc@telus.net)>  
**Date:** June 10, 2015 at 11:42:55 AM PDT

To: <Nick.facey@gov.bc.ca>

Subject: Meeting Request

Dear Nick,

Further to our conversation, I am writing today to respectfully request that a meeting be arranged so that you, and the Honourable Amrik Virk, may meet with myself and Mr. David Hutniak, CEO, LandlordBC. The purpose of the meeting is to discuss the rental housing industry in British Columbia, some of the challenges it currently faces, and how industry and government could work together in order to realize potential solutions.

As promised, I have attached a Briefing Note outlining the issues and opportunities.

As we discussed, and as you can appreciate, we do work closely with Minister Coleman and his Ministry and, in fact, have invited Minister Coleman to be the keynote speaker for the launch of the Certified Rental Building Program discussed in the Briefing Note.

Once you've had a chance to peruse the note, and discussed this with Minister Virk, I would very much appreciate it if you could give me a call at 604-684-2228 in order to confirm a convenient time and place to meet. Obviously, we would welcome the opportunity to meet with you and the Minister in Victoria or in Vancouver – whatever is most convenient to you.

All the best.

Yours sincerely,

Mike Bailey

## Prodan, Matthew MTIC:EX

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**From:** Williams, Leslie J MTIC:EX  
**Sent:** Friday, September 25, 2015 9:58 AM  
**To:** Williams, Leslie J MTIC:EX  
**Subject:** FW: TIME SENSITIVE - DIRECTION REQ - 102722 - MIN - IBN - Meeting with Landlords BC July 14  
**Attachments:** LLBC-Brief-Overview and Challenges-1 April 2015.pdf  
**Importance:** High

*Leslie*

Leslie Williams  
Office: 250-952-8346 | BB: 250 508-7538 | [Leslie.Williams@gov.bc.ca](mailto:Leslie.Williams@gov.bc.ca)

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**From:** Barnes, Renee A MTIC:EX  
**Sent:** Wednesday, July 8, 2015 12:49 PM  
**To:** Blaschuk, Michael MTIC:EX  
**Cc:** Marsh, John MTIC:EX; Guthrie, Rebecca MTIC:EX; Williams, Leslie J MTIC:EX  
**Subject:** TIME SENSITIVE - DIRECTION REQ - 102722 - MIN - IBN - Meeting with Landlords BC July 14  
**Importance:** High

This request came in and I sent to John Marsh.

However, upon speaking with John and Rebecca they feel the notion of this meeting does not apply to the very small percentage of residential housing that we are the landlords for.

Rather, this seems to be more appropriate for BC Housing.

**QUESTION –** Please advise direction on this asap. Sarf is joining the meeting with MAV on Tuesday.

Thanks,

**Renee Barnes** | Executive Assistant to Michael Blaschuk  
Assistant Deputy Minister, Real Property Division | Shared Services BC  
*Ph:* 250 387-8280 | *e:* [Renee.Barnes@gov.bc.ca](mailto:Renee.Barnes@gov.bc.ca) | *m:* PO Box 9412, Stn Prov Govt, Victoria BC V8W 9V1



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**From:** Harvey, Caylla MTIC:EX  
**Sent:** Wednesday, July 8, 2015 10:29 AM  
**To:** Barnes, Renee A MTIC:EX  
**Cc:** Taylor, Diane Ruth MTIC:EX  
**Subject:** 102722 - MIN - IBN - Meeting with Landlords BC July 14

Hi Renee,

Please find attached a request for meeting materials.

The Minister and Sarf are meeting with Landlords BC on July 14<sup>th</sup>.

This is a really tight turnaround, but we will need materials by Friday, July 10<sup>th</sup>. If staff are unable to complete an entire briefing note by the due date, then bullets will be fine.

I have updated CLIFF to your office.

Let me know if you need anything else!

Thanks,  
Caylla

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**From:** Blonde, Sarah MTIC:EX  
**Sent:** Wednesday, July 8, 2015 9:26 AM  
**To:** Taylor, Diane Ruth MTIC:EX  
**Cc:** Harvey, Caylla MTIC:EX  
**Subject:** 102722: Meeting Request

Hi Diane,

We have confirmed a meeting with Landlords BC for July 14<sup>th</sup>. Requesting staff to join please and thanks.

July 14<sup>th</sup>  
1:45 pm – Pre-Brief  
2:00 pm – Meeting  
Room 346

Thank you,

**Sarah Blonde** | Administrative Coordinator  
Honourable Amrik Virk | Minister of Technology, Innovation & Citizens' Services  
250.952.7623 | [Sarah.Blonde@gov.bc.ca](mailto:Sarah.Blonde@gov.bc.ca)

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**Date:** June 10, 2015 at 11:42:55 AM PDT  
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All the best.

Yours sincerely,

Mike Bailey



## Prodan, Matthew MTIC:EX

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**From:** Barnes, Renee A MTIC:EX  
**Sent:** Thursday, July 9, 2015 10:09 AM  
**To:** Harvey, Caylla MTIC:EX  
**Subject:** RE: TIME SENSITIVE - RE-DIRECTION REQ - 102722 - MIN - IBN - Meeting with Landlords BC July 14

Perfect thanks.

**Renee Barnes** | Executive Assistant to Michael Blaschuk  
Assistant Deputy Minister, Real Property Division | Shared Services BC  
*Ph:* 250 387-8280 | *e:* [Renee.Barnes@gov.bc.ca](mailto:Renee.Barnes@gov.bc.ca) | *m:* PO Box 9412, Stn Prov Govt, Victoria BC V8W 9V1



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**From:** Harvey, Caylla MTIC:EX  
**Sent:** Thursday, July 9, 2015 10:07 AM  
**To:** Barnes, Renee A MTIC:EX  
**Cc:** Taylor, Diane Ruth MTIC:EX; Williams, Leslie J MTIC:EX  
**Subject:** RE: TIME SENSITIVE - RE-DIRECTION REQ - 102722 - MIN - IBN - Meeting with Landlords BC July 14

Thank you! I've sent this over to Jeannette to discuss with Sarf.

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**From:** Barnes, Renee A MTIC:EX  
**Sent:** Thursday, July 9, 2015 9:44 AM  
**To:** Harvey, Caylla MTIC:EX  
**Cc:** Taylor, Diane Ruth MTIC:EX; Williams, Leslie J MTIC:EX  
**Subject:** TIME SENSITIVE - RE-DIRECTION REQ - 102722 - MIN - IBN - Meeting with Landlords BC July 14

Hi Caylla,

Please see Michael's request below!

BC Housing is responsible and would be able to provide bullets for Sarf/MAV.

**Renee Barnes** | Executive Assistant to Michael Blaschuk  
Assistant Deputy Minister, Real Property Division | Shared Services BC  
*Ph:* 250 387-8280 | *e:* [Renee.Barnes@gov.bc.ca](mailto:Renee.Barnes@gov.bc.ca) | *m:* PO Box 9412, Stn Prov Govt, Victoria BC V8W 9V1



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**Subject:** RE: TIME SENSITIVE - DIRECTION REQ - 102722 - MIN - IBN - Meeting with Landlords BC July 14

Over to BC Housing and Ministry responsible for Housing.

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**Cc:** Marsh, John MTIC:EX; Guthrie, Rebecca MTIC:EX; Williams, Leslie J MTIC:EX  
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