

Beattie, Michelle OHCS:EX

From: Beattie, Michelle OHCS:EX
Sent: Friday, April 10, 2015 9:58 AM
To: OHCS Correspondence Unit OHCS:EX
Cc: Tangedal, Derek OHCS:EX; Donald, Janet OHCS:EX; Panter, Audrey OHCS:EX
Subject: RUSH - Meeting Note request
Attachments: Create eApproval Template - meeting note.docx

Importance: High

Hi Ian,

Please process asap Monday morning. Drafter is Audrey Panter.

19324 was cancelled and closed as the meeting date was changed. Note will be adjusted accordingly.

Michelle Beattie | Office Manager
Residential Tenancy Branch

Beattie, Michelle OHCS:EX

From: Donald, Janet OHCS:EX
Sent: Wednesday, April 8, 2015 9:04 AM
To: Panter, Audrey OHCS:EX
Subject: FW: briefing notes/background info for meeting - RUSH
Attachments: LLBC-Brief-Overview and Challenges-1 April 2015.pdf

Importance: High

Janet Donald
Policy Director, Residential Tenancy Branch
Office of Housing and Construction Standards
250-415-7647

From: May, Cheryl OHCS:EX
Sent: Wednesday, April 8, 2015 9:01 AM
To: Donald, Janet OHCS:EX
Subject: FW: briefing notes/background info for meeting - RUSH
Importance: High

From: Tangedal, Derek OHCS:EX
Sent: Wednesday, April 8, 2015 8:49 AM
To: May, Cheryl OHCS:EX
Cc: Vasey, Jeff OHCS:EX
Subject: FW: briefing notes/background info for meeting - RUSH
Importance: High

Cheryl,

Please see rush request from MO for BN for meeting Friday.

Jeff fyi.

-Derek

From: Beattie, Michelle OHCS:EX
Sent: Wednesday, April 8, 2015 8:43 AM
To: Tangedal, Derek OHCS:EX
Subject: FW: briefing notes/background info for meeting
Importance: High

Michelle
Office Manager

From: Yardley, Ryan D MNGD:EX
Sent: Tuesday, April 7, 2015 4:55 PM
To: Moran, Jennifer OHCS:EX; Beattie, Michelle OHCS:EX
Subject: FW: briefing notes/background info for meeting

Hi Michelle,

Landlord BC has asked an MLA Reimer for a meeting and briefing this Friday, "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." Landlord BC has attach a BN on the issues they want to discuss.

I have already to looped in Elizabeth at BCH and she is providing me with info from their end (I have copied her response below in red).

Can you please provide me with some briefing materials from your end? Do you think you can have the information to me by Friday?

Many thanks,
Ryan

(From Elizabeth) i've shared the proposed agenda with senior staff and the consensus is that BC Housing can provide some bullets about what we're doing, but the bulk of the subject matter seems to be more appropriate to Housing Policy staff or RTO staff to prepare background on.

Can you connect with someone on that end to coordinate their piece?

From: Reimer.MLA, Linda [<mailto:Linda.Reimer.MLA@leg.bc.ca>]
Sent: Thursday, April 2, 2015 11:05 PM
To: Yardley, Ryan D MNGD:EX
Subject: briefing notes/background info for meeting

Hello Ryan,

MLA Reimer has a meeting with David Hutniak, CEO, LandlordBC next week and needs some background/briefing notes from your ministry for it.

I have attached the info they sent us for the meeting.

Thank you kindly and have a nice Easter weekend!

Linda Reimer, MLA
Port Moody – Coquitlam
#203 – 130 Brew Street
Port Moody, B.C. V3H 0E3
P: 604.469-5430 | F: 604.469-5435
www.lindareimermla.ca

From: WPC Inc. [<mailto:wpc@telus.net>]
Sent: April 2, 2015 11:11 AM

To: Reimer.MLA, Linda
Subject: Meeting request

Further to my conversation with Vicki, I am writing today to respectfully request that a meeting be arranged so that Ms. Linda Reimer 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.

Having said that, I would very much appreciate it if, once you have discussed this with Ms. Reimer, you could give me a call at s.22 in order to confirm a convenient time to meet.

Thank you very much for your help. It is always much appreciated.

All the best,

Yours sincerely,

Mike Bailey

Beattie, Michelle OHCS:EX

From: Donald, Janet OHCS:EX
Sent: Friday, April 10, 2015 11:35 AM
To: Beattie, Michelle OHCS:EX; May, Cheryl OHCS:EX
Cc: Panter, Audrey OHCS:EX
Subject: RE: LandlordBC meeting notes

We are on it

Janet Donald
Policy Director, Residential Tenancy Branch
Office of Housing and Construction Standards
250-415-7647

From: Beattie, Michelle OHCS:EX
Sent: Friday, April 10, 2015 10:45 AM
To: May, Cheryl OHCS:EX
Cc: Donald, Janet OHCS:EX
Subject: RE: LandlordBC meeting notes

We have to have the note to the MO by the end of next week.

Michelle
Office Manager

From: May, Cheryl OHCS:EX
Sent: Friday, April 10, 2015 10:42 AM
To: Donald, Janet OHCS:EX
Cc: Beattie, Michelle OHCS:EX
Subject: LandlordBC meeting notes

Hi Janet,

As you may have heard the meeting with MLA Reimer was postponed until May. So, given we have a bit more time, can you please have Audrey do a generic note that can be used by all MLA's for their meeting with LLBC, and please have it changed to a meeting note format. Please include some positive messaging that speaks broadly to shared interests and recognizing LLBC for their work.

Michelle – can you please ask Ryan if he knows the date of the first MLA meeting so we can be sure we have a note to our MO in time?

Thanks,

Cheryl

Beattie, Michelle OHCS:EX

From: Beattie, Michelle OHCS:EX
Sent: Thursday, January 22, 2015 2:14 PM
To: Panter, Audrey OHCS:EX
Subject: RE: LandlordBC Meeting/Landlord Registry

Both. I will add to the existing cliff log and add to the folder☺

Michelle
Office Manager

From: Panter, Audrey OHCS:EX
Sent: Thursday, January 22, 2015 1:29 PM
To: Beattie, Michelle OHCS:EX
Subject: FW: LandlordBC Meeting/Landlord Registry

Hi Michelle,
Cheryl forwarded this to me with the message below. Is this something we would CLIFF or just put onto the LAN in the LandlordBC folder?

From: May, Cheryl OHCS:EX
Sent: Thursday, January 22, 2015 12:47 PM
To: Panter, Audrey OHCS:EX
Subject: FW: LandlordBC Meeting/Landlord Registry

For the file please.

From: David Hutniak [<mailto:davidh@landlordbc.ca>]
Sent: Thursday, January 22, 2015 8:27 AM
To: Vasey, Jeff OHCS:EX; May, Cheryl OHCS:EX
Subject: LandlordBC Meeting/Landlord Registry

Dear Jeff and Cheryl,

s.22

I would like to reschedule our postponed meeting of January 13th to discuss the Landlord Registry and to continue the discussions we initiated with Minister Coleman at our November 18th, 2014 meeting. I have attached recent communication between myself and Minister Coleman's office, which I believe you are aware of. Ideally, I would like to schedule a meeting with both of you at your offices in Victoria the week of February 1st. At this juncture I am quite flexible in terms of the date, but would appreciate your consideration in terms of the time (starting 11:00 am onwards would be appreciated).

I hope that we can meet the week of February 1st. Alternatively, we'll have to look at the week of February 16th as I am out of town on business the week of the 9th.

Thank you in advance. I look forward to hearing from you at your earliest convenience.

Cheers!

David Hutniak
Chief Executive Officer
LandlordBC - BC's top resource for owners and managers of rental housing
Phone: 604.733.9440 ext. 202 Fax: 604.733.9420 | Mobile: 604.644.6838
Email: davidh@landlordbc.ca
Website: www.landlordbc.ca



LANDLORDBC

BC's top resource for owners and managers of rental housing

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Beattie, Michelle OHCS:EX

From: May, Cheryl OHCS:EX
Sent: Thursday, January 22, 2015 12:47 PM
To: Panter, Audrey OHCS:EX
Subject: FW: LandlordBC Meeting/Landlord Registry
Attachments: Minister Coleman Jan 7 2015.pdf; Minister Coleman Jan 7, 2015 Response.docx

For the file please.

From: David Hutniak [<mailto:davidh@landlordbc.ca>]
Sent: Thursday, January 22, 2015 8:27 AM
To: Vasey, Jeff OHCS:EX; May, Cheryl OHCS:EX
Subject: LandlordBC Meeting/Landlord Registry

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OFFICE OF HOUSING AND CONSTRUCTION STANDARDS

MEETING INFORMATION NOTE

DATE: February 3, 2015

PREPARED FOR: Jeff Vasey, Assistant Deputy Minister

MEETING DETAILS: Discussion of LandlordBC's proposed Landlord Registry with David Hutniak (CEO) and Karin MacMillan (consultant) February 5, 2015 from 3:00pm-4:00pm

BACKGROUND:

David Hutniak and Jason Fawcett of LandlordBC and Karin MacMillan of Western Policy Consultants Inc. met with the Honourable Rich Coleman on November 18, 2014 to discuss three topics, one of which was the establishment of a Landlord Registry.

LandlordBC proposes to establish and maintain a mandatory central registry of all landlords in BC. The goal is to enhance professionalism and accountability of landlords. Landlords would be required to provide detailed property descriptions including building type, address, number of units, types of suites and average monthly rent, type of building construction, and occupancy rate at time of registration.

LandlordBC states that a central Landlord Registry would provide the following benefits:

- The first comprehensive landlord/rental housing database in BC.
- Accurate information on the number of landlords and their rental properties.
- Easy access to information by tenants, neighbours and government about landlords and their properties.
- An education platform for landlords and tenants about each party's responsibilities in accordance with the *Residential Tenancy Act* (mandatory e-training).
- A standardized set of forms including tenant application, tenancy agreement, and rental condition inspection, developed by LandlordBC to meet RTB requirements.
- A "Customer Satisfaction" program for verified tenants to rate landlords.
- A means to disseminate information and education to landlords and tenants regarding updates on their duties and responsibilities.
- An opportunity for landlords to demonstrate to tenants that they offer safe, secure rental housing.

There are no similar landlord registries in Canada. A "Mandatory Landlord Registration Scheme" has been implemented throughout most of the U.K. to crack down on rogue landlords and offer consumers more protection. Fines are imposed on landlords who do not register or provide false information. In the US, some cities such as New Jersey require landlords who rent non-owner occupied houses, apartments, or buildings to register certain information with the clerk of the city or town where the building is located. Landlords can be fined for failing to register and tenants cannot be evicted.

Cliff#: 18934

Version #: 2

Updated: February 3, 2015

Page 1

OFFICE OF HOUSING AND CONSTRUCTION STANDARDS

MEETING INFORMATION NOTE

ISSUES:

Mandatory Registration

- LandlordBC has been advised that mandatory registry would require legislation and that typically statutes create an organization to carry out activity on behalf of government with board members appointed by government.
- RTB identified concern about problem landlords and implications if on registry.
- LandlordBC asked to consider developing a proposed model clarifying how it would work, including consequences for non-compliance and identifying any similar models for registries in B.C.

Enforcement

- LandlordBC would like enforcement/disciplinary authority and discussed their current membership code of conduct and process for removing members through hearing with Board-approved disciplinary committee.
- Consideration would need to be given to addressing complaints about landlords on registry and failure to comply with rules (registration, mandatory e-training)

Education

- LandlordBC envisions mandatory e-training upon registration and ongoing education.
- RTB inquired into whether the intent was for owners, including foreign investors, and property managers. LandlordBC anticipates focus on owners as property managers are already registered.

Affordable Housing

- RTB discussed inter-relationship between affordable housing, illegal suites and local government bylaws and need for province to consult with municipalities.
- Subsequent discussion included scope of landlords to be included in registry with LandlordBC identifying potential of including triplex or three units as a minimum.

Customer Satisfaction

- LandlordBC envisions a customer satisfaction rating component, modeled on Airbnb, providing verified tenants with mechanism to provide factual, non-anonymous rating on exit from tenancy. Landlord would have opportunity to resolve concerns prior to review being posted anonymously.
- Through discussion, RTB gleaned that tenants would be verified through a registry-related database that would house completed tenancy agreements.

LandlordBC's Advocacy Role

- LandlordBC may want to consider whether administering and enforcing a registry would be compatible with their advocacy role.

OFFICE OF HOUSING AND CONSTRUCTION STANDARDS MEETING INFORMATION NOTE

Funding/Endorsement

- Preliminary proposal requested \$250,000 in start-up funding from government. Subsequently, LandlordBC identified that the amount would need to be revisited for accuracy and could be higher.
- LandlordBC inquired into whether government could fund and/or endorse if it evolved into a voluntary registry.

RECOMMENDED RESPONSE:

- A considerable amount of policy work is needed before this would be considered for inclusion on government's legislative agenda.
- A more robust model needs to be developed that addresses areas of concern and mitigation, implementation phases and budget.

Prepared by:

Audrey Panter
Sr. Policy Analyst
Residential
Tenancy Branch
250 818-5749

Reviewed by:

Cheryl May
Executive Director
Residential Tenancy
Branch

Initial

CM

Date:

Feb 3, 2015

Jeff Vasey
ADM
Office of Housing
and Construction
Standards

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 livability, 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.

**LANDLORDBC
PROPOSAL TO CREATE LANDLORD REGISTRY IN BC
BRIEFING NOTE**

ISSUE:

LandlordBC respectfully requests an opportunity to meet with senior representatives of the BC Government to discuss the creation of a Landlord Registry in British Columbia and the many benefits the Landlord Registry would bring to the BC rental housing industry including enhanced landlord professionalism and accountability.

BACKGROUND:

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, 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.

Landlords would be required to provide the following information to the proposed registry:

- Property description for each property including building type, address, number of units (broken down by types suites and number of each);
- Type of building construction (wood frame, concrete, etc);
- Average monthly rent for each suite type, and;
- Occupancy rate at time of registration.

The proposed LandlordBC Registry will collect and maintain up-to-date and accurate information on landlords and their properties across the province, something that is woefully lacking today. The registry will be updated on an annual basis to maintain a current database of information about the rental housing industry in British Columbia.

The Landlord Registry program will require all landlords to use a standardized set of industry forms including tenant application, tenancy agreement, and rental condition inspection, developed by LandlordBC to meet all RTB requirements.

The proposed Landlord Registry will also provide tenants with a “Customer Satisfaction” program to be based on a scoring system for tenants to rate landlords (to be developed by LandlordBC). Tenants (on a verifiable basis) will be provided with an opportunity to rate landlords based on a prescribed scoring system. Landlords will then have an opportunity to address and rectify any legitimate complaints. If the complaint is satisfactorily addressed, the complaint will not appear on the landlords’ “Customer Satisfaction” record. The “Customer Satisfaction” component of the Landlord Registry is intended to provide landlords with an incentive to maintain the standard of rental units required in British Columbia and to enhance rental service to tenants. The goal of the “Customer Satisfaction” program is also to mitigate landlord/tenant disputes and reduce the costs associated with disputes.

LandlordBC proposes to manage the Registry with ConnectedLandlord™, a new technology created by LandlordBC which will be ready for launch in early September 2014. All landlords in the Landlord Registry would have free access to ConnectedLandlord™.

Benefits of the Landlord Registry

This centrally registry will:

1. Provide the first comprehensive landlord/rental housing database in British Columbia, something that is lacking today.
2. Provide accurate information on the number of landlords and their rental properties in British Columbia.
3. Provide an education platform to landlords and tenants, about each party's responsibilities in accordance with the ***Residential Tenancy Act***. The goal of the education program is to enhance the standard of rental housing in British Columbia and mitigate the number of landlord/tenant disputes (currently a significant cost-driver for all stakeholders, particularly government and landlords).
4. Provide an efficient means of distribution to disseminate information and education to landlords and tenants regarding updates on the duties and responsibilities of landlords and tenants in British Columbia.
5. Provide tenants, neighbours and government with easy access to information about landlords and their properties, and provide landlords with an opportunity to demonstrate to tenants that they offer safe, secure rental housing.

The Landlord Registry will also support the BC Government's efforts to protect the rights of consumers.

Landlord Registry Funding Proposition

The Landlord Registry is proposed as a self-sustaining program. Landlords would be required to pay a registration fee to fund the program. LandlordBC is a non-profit society with limited means to raise capital. LandlordBC is respectfully requesting that the BC Government support this important initiative to enhance the accountability of the rental housing industry in BC by providing start-up funding of \$250,000.

RECOMMENDATION:

LandlordBC respectfully recommends that meetings be arranged with senior representatives of the BC Government to discuss the creation of a Landlord Registry in British Columbia and the many benefits the Landlord Registry would bring to the BC rental housing industry including enhanced landlord professionalism and accountability.

OFFICE OF HOUSING AND CONSTRUCTION STANDARDS

MEETING INFORMATION NOTE

DATE: April 16, 2015

PREPARED FOR: Government MLAs meeting with LandlordBC

MEETING DETAILS: MLA meetings with David Hutniak and Mike Bailey regarding the rental housing industry in British Columbia

BACKGROUND:

Over the next couple of months David Hutniak, LandlordBC CEO, and Mike Bailey, Western Policy Consultants, are undertaking a series of informational meetings with a number of MLAs. The goal of the meetings is to provide MLAs with information on the work of LandlordBC, as well as the opportunities and challenges landlords face.

In preparation for the meetings LandlordBC provided a briefing note entitled "BC Rental Housing Industry Overview and Challenges". Three main topics are identified: sustainability in the rental housing industry, a Certified Rental Building Program and a Landlord Registry.

LandlordBC has raised these topics previously in correspondence and meetings with the Honourable Rich Coleman and with Executive staff of the Office of Housing and Construction Standards.

ISSUES:

Sustainability in the Rental Housing Industry

- LandlordBC is concerned about challenges facing the rental housing industry, including aging rental stock and decreasing supply of new purpose-built rental accommodation, and a need to increase revenue and capital investment.
- LandlordBC has previously taken the position that the province's rent control policy is a significant impediment to sustainability in the rental housing sector, and has advocated for changes to rent control.
- The BC Government recently considered the rent control formula and determined it would not change the maximum allowable rent increase for residential tenancies leaving it at 2.5 percent for 2015.
- The tension between tenant security and affordability on the one hand, and the quality and supply of rental housing on the other, continues to be an issue.
- British Columbia's rent increase formula balances a tenant's need for certainty and their ability to pay, with a landlord's interest in realizing a return on their investment and maintaining the property.

OFFICE OF HOUSING AND CONSTRUCTION STANDARDS MEETING INFORMATION NOTE

Certified Rental Building Program

- LandlordBC plans to establish a multi-residential apartment building certification program modeled on an Ontario program that has been operating for over five years.
- Rental housing providers would be required to meet mandatory standards of practice and participate in training and education in order to become certified. Certification would be conducted by an independent, third-party auditor.
- The BC Government has no direct involvement in the proposed program.

Landlord Registry

- LandlordBC would like to establish a mandatory registry of all landlords in BC and would like funding from the province for this.
- At the request of the Honourable Rich Coleman, this topic has been discussed at length with the Assistant Deputy Minister and the Executive Director of the Residential Tenancy Branch in the Office of Housing and Construction Standards.
- At the most recent meeting in February 2015, LandlordBC was advised that considerable additional work is needed to address issues with respect to scope, compliance and enforcement, which would need to be included in a more robust proposal developed by LandlordBC.
- To date the Office of Housing and Construction Standards has not received further information on the proposal from LandlordBC.

RECOMMENDED RESPONSE:

Sustainability in the Rental Housing Industry

- We appreciate your concerns about sustainability in the rental housing market. Tenants have also expressed concerns about sustainability as it relates to housing affordability.
- In balancing the interests of landlords and tenants, government recently considered rent control and made the decision to leave the rent control formula at two percent plus inflation.

Certified Rental Building Program

- A quality assurance program for multi-residential apartments buildings, modelled on the Ontario program, is an innovative approach. It could provide rental housing consumers with a quality assurance alternative they can use when selecting their rental apartment home.

Landlord Registry

- Upon receipt of the proposal on a landlord registry under development by LandlordBC, the Office of Housing and Construction Standards will review and provide comment and determine required follow-up actions.

**OFFICE OF HOUSING AND CONSTRUCTION STANDARDS
MEETING INFORMATION NOTE**

Enclosures/Attachments

LandlordBC Briefing Note

Prepared by:

Audrey Panter
Senior Policy
Analyst
Residential
Tenancy Branch
250-818-5749

Reviewed by:

Janet Donald
Policy Director
Residential Tenancy
Branch

Initial

JKD

Date:

April 17, 2015

Cheryl May
Executive Director
Residential Tenancy
Branch

CM

April 17, 2015

Greg Steves
A/ADM
Office of Housing
and Construction
Standards

Steve Carr
Deputy Minister
Ministry of Natural
Gas Development