

From: Blewett, Tyann M HOUS:EX (Tyann.Blewett@gov.bc.ca)
To: Graham, Ellen HOUS:EX (Ellen.Graham@gov.bc.ca)
Subject: FW: Exclusive: BC's first eviction mapping project exposes housing crisis | Vancouver Sun
Sent: 05/25/2023 18:36:31
Message Body:

Can you make sure this gets filed in cliff or wherever else

Tyann Blewett

Director of Policy, Residential Tenancy Branch

Ministry of Housing

(she/her)

778-679-3277

From: David Hutniak <davidh@landlordbc.ca>
Sent: Saturday, May 20, 2023 8:20 AM
To: Rogers, Richard G HOUS:EX <Richard.Rogers@gov.bc.ca>
Cc: Blewett, Tyann M HOUS:EX <Tyann.Blewett@gov.bc.ca>
Subject: Re: Exclusive: BC's first eviction mapping project exposes housing crisis | Vancouver Sun

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Thank you for your response. I agree with the Minister's public comments that we have to find the right balance. This is particularly true in light of the governments strategy to encourage more secondary suites. At present, the economics to be a landlord in the secondary market, in particular, largely do not warrant the risks and costs. We would welcome the opportunity to provide further input before any final policy decisions are made by the Minister on this matter. Thanks again.

David Hutniak

CEO

LandlordBC

davidh@landlordbc.ca

From: Rogers, Richard G HOUS:EX <Richard.Rogers@gov.bc.ca>
Sent: Friday, May 19, 2023 7:51:50 PM
To: David Hutniak <davidh@landlordbc.ca>
Cc: Blewett, Tyann M HOUS:EX <Tyann.Blewett@gov.bc.ca>
Subject: FW: Exclusive: BC's first eviction mapping project exposes housing crisis | Vancouver Sun

Thanks for your email David.

We agree it is difficult to understand what is happening in the market without accurate data. As you know, RTB data only identifies applications for disputes and doesn't ever tell the full story of what's happening.

We did provide some data to the media that shows an increase in applications. But we also identified the caveats of why dispute volumes may go up and how it's not entirely correlated to the number of evictions. Below is an excerpt from what we provided:

Number of Applications related to Notices to End Tenancy for Landlord's Use

Year
Total
Monthly Average
2020
891
74.3
2021
1,411
117.6
2022
1,801

150.1

2023*

621

155.3

*data to April 2023

- This increase could be due to many factors including increasing inflation, the COVID-19 pandemic and housing supply pressures which encourage owners to move back into their own units. It could also indicate a greater awareness by tenants of their rights and greater incentive to maintain the current rental situation and therefore dispute their notice.

In terms of addressing government's commitments around "bad faith" evictions, we are exploring a range of options and appreciate your thoughts. As the Minister mentioned in a recent Global interview, we are trying to find that delicate balance between landlords who genuinely need use of their property and those who are evicting in bad faith. Any solution must consider the impacts on both landlords and tenants.

We appreciate your ongoing support and input.

Regards,

Richard

From: David Hutniak <davidh@landlordbc.ca>

Sent: Friday, May 12, 2023 4:02 PM

To: Blewett, Tyann M HOUS:EX <Tyann.Blewett@gov.bc.ca>; Rogers, Richard G HOUS:EX <Richard.Rogers@gov.bc.ca>

Subject: Exclusive: BC's first eviction mapping project exposes housing crisis | Vancouver Sun

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello Richard and Tyann. I suspect you saw this reporting (link below). I feel we've reached the point where we need accurate information from the RTB on the issue of tenancies ending due to personal use. This needs to be shared with the public. We do not know the organization responsible for this "report", and are skeptical about the voracity of the information. Distortions serve only to further exacerbate the government's efforts to address the rental housing crisis.

In terms of the current legislation, we know that many secondary market landlords wish to provide housing for siblings, grandparents, and grand children in these housing challenged times. The definition needs to be expanded. That would be a fair trade-off to extend the 6 month occupancy to one year.

We welcome having that conversation. However, as a starting point, we need accurate data from RTB.

Thank you in advance.

<https://vancouversun.com/business/real-estate/exclusive-bc-first-eviction-mapping-project-reveals-impacts-of-housing-crisis>

David Hutniak

CEO

LandlordBC

davidh@landlordbc.ca

604-644-6838

From: Rogers, Richard G HOUS:EX (Richard.Rogers@gov.bc.ca)

To: Tundag, Marites HOUS:EX (Marites.Tundag@gov.bc.ca)

Subject: email to log

Sent: 05/13/2023 00:08:31

Attachments: Exclusive: BC's first eviction mapping project exposes housing crisis | Vancouver Sun.msg

Message Body:

Hi Marites. Can you please log the attached email for response.

Please advise Ellen to check with me or Tyann for suggestions on a response.

Regards,

Richard

[Residential Tenancies - Province of British Columbia \(gov.bc.ca\)](#)

I am grateful to live and work on the traditional territory of the Lekwungen (Esquimalt and Songhees), Malahat, Pacheedaht, Scia'new, T'Sou-ke and WSÁNEĆ (Pauquachin, Tsartlip, Tsawout, Tseycum) peoples.

CONFIDENTIALITY NOTICE -- This email is intended only for the person(s) named in the message header. It may contain information that is confidential, privileged and/or exempt from disclosure under applicable law. If you have received this message in error, please notify the sender of the error and delete the message. Thank you.

From: David Hutniak (davidh@landlordbc.ca)

To: Blewett, Tyann M HOUS:EX (Tyann.Blewett@gov.bc.ca); Rogers, Richard G HOUS:EX (Richard.Rogers@gov.bc.ca)

Subject: Exclusive: BC's first eviction mapping project exposes housing crisis | Vancouver Sun

Sent: 05/12/2023 23:02:23

Message Body:

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello Richard and Tyann. I suspect you saw this reporting (link below). I feel we've reached the point where we need accurate information from the RTB on the issue of tenancies ending due to personal use. This needs to be shared with the public. We do not know the organization responsible for this "report", and are skeptical about the voracity of the information. Distortions serve only to further exacerbate the government's efforts to address the rental housing crisis.

In terms of the current legislation, we know that many secondary market landlords wish to provide housing for siblings, grandparents, and grand children in these housing challenged times. The definition needs to be expanded. That would be a fair trade-off to extend the 6 month occupancy to one year.

We welcome having that conversation. However, as a starting point, we need accurate data from RTB.

Thank you in advance.

<https://vancouversun.com/business/real-estate/exclusive-bc-first-eviction-mapping-project-reveals-impacts-of-housing-crisis>

David Hutniak
CEO
LandlordBC

davidh@landlordbc.ca
604-644-6838

Page 07 of 14 to/à Page 08 of 14

Withheld pursuant to/removed as

s.16

LANDLORDBC





