

**From:** Papadopoulos, Nikki HOUS:EX (Nikki.Papadopoulos@gov.bc.ca)  
**To:** Blewett, Tyann M HOUS:EX (Tyann.Blewett@gov.bc.ca); Rogers, Richard G HOUS:EX (Richard.Rogers@gov.bc.ca)  
**Subject:** FW: QUESTION | for clarification please FW: Rent increase DBN  
**Sent:** 08/15/2023 21:31:59  
**Attachments:** image001.jpg  
**Message Body:**

Please see final decision below – I will add this email to the eapp for our record of decision for this DBN.

Thank you

Nikki Papadopoulos

A/Director, Executive Operations

Deputy Minister's Office, Ministry of Housing

**From:** Madoc-Jones, Sian HOUS:EX <Sian.MadocJones@gov.bc.ca>  
**Sent:** Tuesday, August 15, 2023 2:27 PM  
**To:** Papadopoulos, Nikki HOUS:EX <Nikki.Papadopoulos@gov.bc.ca>  
**Subject:** RE: QUESTION | for clarification please FW: Rent increase DBN

Thanks Nikki! Great I thought I was going crazy for a minute.

s.13

Thanks,  
Siân

**From:** Papadopoulos, Nikki HOUS:EX <[Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)>  
**Sent:** Tuesday, August 15, 2023 2:21 PM  
**To:** Madoc-Jones, Sian HOUS:EX <[Sian.MadocJones@gov.bc.ca](mailto:Sian.MadocJones@gov.bc.ca)>  
**Subject:** FW: QUESTION | for clarification please FW: Rent increase DBN

Sian,

RTB has provided the info below , there was incorrect info on the DBN.

s.13

Thank you

Nikki Papadopoulos

A/Director, Executive Operatons

Deputy Minister's Office, Ministry of Housing

**From:** Rogers, Richard G HOUS:EX <[Richard.Rogers@gov.bc.ca](mailto:Richard.Rogers@gov.bc.ca)>  
**Sent:** Tuesday, August 15, 2023 2:03 PM  
**To:** Papadopoulos, Nikki HOUS:EX <[Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)>  
**Cc:** Blewett, Tyann M HOUS:EX <[Tyann.Blewett@gov.bc.ca](mailto:Tyann.Blewett@gov.bc.ca)>  
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Hi Nikki. Answers below.

Regards,

Richard

**From:** Papadopoulos, Nikki HOUS:EX <[Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)>  
**Sent:** Tuesday, August 15, 2023 1:20 PM  
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**Subject:** FW: QUESTION | for clarification please FW: Rent increase DBN  
**Importance:** High

I just sent up the DBN for minister Kahlon and in the meantime received this info from Sian. Before I go back to the MO, do you have the information readily available?

Thank you

Nikki Papadopoulos

A/Director, Executive Operations

Deputy Minister's Office, Ministry of Housing

**From:** Madoc-Jones, Sian HOUS:EX <[Sian.MadocJones@gov.bc.ca](mailto:Sian.MadocJones@gov.bc.ca)>

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Here you go Sian, note and the eapp history for your reference.

Thank you

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**From:** Gunnarson, Jess HOUS:EX <[Jess.Gunnarson@gov.bc.ca](mailto:Jess.Gunnarson@gov.bc.ca)>

**Sent:** Thursday, August 10, 2023 12:59 PM

**To:** Papadopoulos, Nikki HOUS:EX <[Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)>; Blewett, Tyann M HOUS:EX <[Tyann.Blewett@gov.bc.ca](mailto:Tyann.Blewett@gov.bc.ca)>

**Cc:** Moran, Jennifer HOUS:EX <[Jennifer.L.Moran@gov.bc.ca](mailto:Jennifer.L.Moran@gov.bc.ca)>

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Hello,

eApproval 72370 was redirected back to the branch for revisions. Sharing this information from the MO below for your awareness.

Regards,

**Nikki Papadopoulos**

A/Director, Executive Operations

Deputy Minister's Office

Ministry of Housing

Office: 250 356-2115 | Cell: 250 886-7982 | Email: [Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)

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May you please confirm if this is possible?

Thanks and all the best,

Mark

**Mark Hosak**, he/him

Senior Ministerial Advisor to

The Honourable Ravi Kahlon

Minister of Housing

Cell: 250-886-1834



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**Subject:** RE: QUESTION | for clarification please FW: Rent increase DBN  
**Sent:** 08/15/2023 22:16:36  
**Attachments:** image001.jpg  
**Message Body:**

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**Cc:** Moran, Jennifer HOUS:EX <[Jennifer.L.Moran@gov.bc.ca](mailto:Jennifer.L.Moran@gov.bc.ca)>

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Deputy Minister's Office

Ministry of Housing

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May you please confirm if this is possible?



Thanks and all the best,

Mark

**Mark Hosak**, he/him

Senior Ministerial Advisor to

The Honourable Ravi Kahlon

Minister of Housing

Cell: 250-886-1834

**From:** Prosser, Andrew HOUS:EX (Andrew.Prosser@gov.bc.ca)  
**To:** Blewett, Tyann M HOUS:EX (Tyann.Blewett@gov.bc.ca)  
**Subject:** RE: QUESTION | for clarification please FW: Rent increase DBN  
**Sent:** 08/16/2023 14:35:47  
**Attachments:** image001.jpg, 58330\_MRK\_DBN 2024 Annual Rent Increase\_Revised Aug 15\_MRK Signed.pdf  
**Message Body:**

Thanks Tyann. I will fix up the OIC package and send to you. I will also let the solicitor know so we can get that going ASAP. Attached is the final approved DBN!

Andrew

**From:** Blewett, Tyann M HOUS:EX <Tyann.Blewett@gov.bc.ca>  
**Sent:** Tuesday, August 15, 2023 5:02 PM  
**To:** Prosser, Andrew HOUS:EX <Andrew.Prosser@gov.bc.ca>  
**Subject:** Fwd: QUESTION | for clarification please FW: Rent increase DBN

For tomorrow

Get [Outlook for iOS](#)

---

**From:** Papadopoulos, Nikki HOUS:EX <[Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)>  
**Sent:** Tuesday, August 15, 2023 5:01:20 PM  
**To:** Blewett, Tyann M HOUS:EX <[Tyann.Blewett@gov.bc.ca](mailto:Tyann.Blewett@gov.bc.ca)>; Rogers, Richard G HOUS:EX <[Richard.Rogers@gov.bc.ca](mailto:Richard.Rogers@gov.bc.ca)>  
**Subject:** FW: QUESTION | for clarification please FW: Rent increase DBN

Minister's decision noted below – I will finalize DBN and send you a copy for your records.

Thank you

Nikki Papadopoulos

A/Director, Executive Operations

Deputy Minister's Office, Ministry of Housing

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Thank you,  
Siân

**Siân Madoc-Jones** *she/her*

Chief of Staff to the Honourable Ravi Kahlon

Minister of Housing

Cell: 778-867-6774

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Super appreciate that Nikki!

**From:** Papadopoulos, Nikki HOUS:EX <[Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)>  
**Sent:** Tuesday, August 15, 2023 3:47 PM  
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**Importance:** High

Thank you

Nikki Papadopoulos

A/Director, Executive Operations

Deputy Minister's Office, Ministry of Housing

**From:** Madoc-Jones, Sian HOUS:EX <[Sian.MadocJones@gov.bc.ca](mailto:Sian.MadocJones@gov.bc.ca)>

**Sent:** Tuesday, August 15, 2023 1:07 PM

**To:** Papadopoulos, Nikki HOUS:EX <[Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)>

**Subject:** RE: QUESTION | for clarification please FW: Rent increase DBN

Thanks Nikki,



Thanks,  
Sian

**From:** Papadopoulos, Nikki HOUS:EX <[Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)>  
**Sent:** Monday, August 14, 2023 4:03 PM  
**To:** Madoc-Jones, Sian HOUS:EX <[Sian.MadocJones@gov.bc.ca](mailto:Sian.MadocJones@gov.bc.ca)>  
**Subject:** RE: QUESTION | for clarification please FW: Rent increase DBN

Here you go Sian, note and the eapp history for your reference.

Thank you

Nikki Papadopoulos

A/Director, Executive Operatons

Deputy Minister's Office, Ministry of Housing

**From:** Madoc-Jones, Sian HOUS:EX <[Sian.MadocJones@gov.bc.ca](mailto:Sian.MadocJones@gov.bc.ca)>

**Sent:** Monday, August 14, 2023 4:00 PM  
**To:** Papadopoulos, Nikki HOUS:EX <[Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)>  
**Subject:** RE: QUESTION | for clarification please FW: Rent increase DBN

Hi Nikki,

Apologies can you send me the DBN? That will help me to be able to explain (I can't find it in eapps)

Thanks,  
Siân

**From:** Papadopoulos, Nikki HOUS:EX <[Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)>  
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**Subject:** QUESTION | for clarification please FW: Rent increase DBN

Hi Sian,

I think I missed sending up this question to the MO, my apologies, and I see Mark is on vacation. Can you provide clarity for our team for ARI.

s.13

Thank you

Nikki Papadopoulos

A/Director, Executive Operations

Deputy Minister's Office, Ministry of Housing

**From:** Gunnarson, Jess HOUS:EX <[Jess.Gunnarson@gov.bc.ca](mailto:Jess.Gunnarson@gov.bc.ca)>  
**Sent:** Thursday, August 10, 2023 12:59 PM  
**To:** Papadopoulos, Nikki HOUS:EX <[Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)>; Blewett, Tyann M HOUS:EX <[Tyann.Blewett@gov.bc.ca](mailto:Tyann.Blewett@gov.bc.ca)>  
**Cc:** Moran, Jennifer HOUS:EX <[Jennifer.L.Moran@gov.bc.ca](mailto:Jennifer.L.Moran@gov.bc.ca)>  
**Subject:** RE: Rent increase DBN

Hi Nikki,

s.13

**From:** Gunnarson, Jess HOUS:EX  
**Sent:** Thursday, August 10, 2023 11:20 AM  
**To:** Papadopoulos, Nikki HOUS:EX <[Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)>; Blewett, Tyann M HOUS:EX <[Tyann.Blewett@gov.bc.ca](mailto:Tyann.Blewett@gov.bc.ca)>  
**Cc:** Moran, Jennifer HOUS:EX <[Jennifer.L.Moran@gov.bc.ca](mailto:Jennifer.L.Moran@gov.bc.ca)>  
**Subject:** RE: Rent increase DBN

Thanks, Nikki, we received the eapp back yesterday and are awaiting the July 2023 Consumer Price Index information next Tuesday to be able to update the DBN in accordance with this instruction. Thanks, Jess

**From:** Papadopoulos, Nikki HOUS:EX <[Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)>  
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**To:** Blewett, Tyann M HOUS:EX <[Tyann.Blewett@gov.bc.ca](mailto:Tyann.Blewett@gov.bc.ca)>; Gunnarson, Jess HOUS:EX <[Jess.Gunnarson@gov.bc.ca](mailto:Jess.Gunnarson@gov.bc.ca)>  
**Cc:** Moran, Jennifer HOUS:EX <[Jennifer.L.Moran@gov.bc.ca](mailto:Jennifer.L.Moran@gov.bc.ca)>  
**Subject:** FW: Rent increase DBN

Hello,

eApproval 72370 was redirected back to the branch for revisions. Sharing this information from the MO below for your awareness.

Regards,

**Nikki Papadopoulos**

A/Director, Executive Operations

Deputy Minister's Office

Ministry of Housing

Office: 250 356-2115 | Cell: 250 886-7982 | Email: [Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)

Pronouns: she/her

**From:** Hosak, Mark HOUS:EX <[Mark.Hosak@gov.bc.ca](mailto:Mark.Hosak@gov.bc.ca)>

**Sent:** Thursday, August 10, 2023 11:00 AM

**To:** Papadopoulos, Nikki HOUS:EX <[Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)>

**Subject:** Rent increase DBN

Hi Nikki,

s.13

May you please confirm if this is possible?

Thanks and all the best,

Mark

**Mark Hosak**, he/him

Senior Ministerial Advisor to

The Honourable Ravi Kahlon

Minister of Housing

Cell: 250-886-1834

## **MINISTRY OF HOUSING DECISION BRIEFING NOTE**

**PURPOSE:** For **DECISION** of the Honourable Ravi Kahlon, Minister of Housing

**ISSUE:** The annual rent increase formula and high inflation

**DECISION REQUIRED/RECOMMENDATION:**

Whether to limit the annual rent increase formula in 2024 in response to high inflation.

**SUMMARY:**

- Annual rent increases under the *Residential Tenancy Act* (RTA) and the *Manufactured Home Park Tenancy Act* (MHPTA) are determined by a calculation prescribed in the Regulations. The calculation is based on a measure of the inflation rate.
- While inflation is expected to continue to decrease after surging in 2022, the inflation rate is still very high, which could result in large annual rent increases in 2024.
- Capping the annual rent increase may help protect tenants against unaffordable rent increases in 2024. However, landlords will react negatively to rent increases being capped below inflation for a second year, after the two-year rent increase freeze imposed in response to the COVID-19 pandemic.

**BACKGROUND:**

- The Residential Tenancy Regulation and the Manufactured Home Park Tenancy Regulation (the Regulations) permit annual rent increases equal to the inflation rate (plus the defined “proportional amount” for manufactured home park tenancies).
- The Regulations define “inflation rate” as the 12-month average percent change in the all-items Consumer Price Index (CPI) for BC in July.
- Before 2018, allowable annual rent increases were based on the inflation rate plus 2.0 percent. Following a recommendation by the Rental Housing Task Force, this was reduced to the inflation rate.
- As part of its response to the COVID-19 pandemic, government imposed a freeze on rent increases in March 2020. The freeze ended in December 2021. In accordance with the Regulations, the maximum annual rent increase in 2022 was 1.5 percent.
- In 2022, to protect renters from large annual rent increases due to high inflation rates, government capped rent increases for 2023 at 2.0 percent, well below the 5.4 percent limit that would have otherwise applied.
- Starting January 1, 2024, the limit on annual rent increases will revert to the inflation rate. Based on the data for July 2023, that rate is 5.6 percent.
- The annual rent increase formula could be amended through an Order in Council to set rent increases in 2024 at a rate that is lower than 5.6 percent.

- The RTA requires that landlords must give notice by October 1, 2023, for a January 1, 2024 increase. The annual rate is usually announced in mid-August, to allow landlords time to prepare and deliver the required notices. As a result, there will be pressure to communicate any change to the regulation within the usual frame.

**DISCUSSION:**

Based on the July 2023 all-items CPI amount, the maximum allowable 2024 annual rent increase would be 5.6 per cent. A rent increase of 5.6 percent would be the largest maximum annual rent increase since the annual rent increase formula was linked the inflation rate, including years in which annual rent increases were equal to inflation + 2 percent.

s.13

Nova Scotia capped rent increases from 2020 to 2023 at 2 percent per year. Nova Scotia determined that landlords would need to increase rent by 10 percent over 2024 and 2025 to catch up to inflation that they could not recoup through rent increases starting in 2020. On that basis, Nova Scotia decided on a 5 percent rent increase per year in 2024 and 2025. If BC followed this rationale, the maximum allowable rent increase amount in 2024 and 2025 would be 8.5 percent per year.

Scotland capped rent increases at 3 percent at least until September 2023 to protect tenants from increased cost of living while ensuring landlords can recoup costs of maintaining their rental properties. Ontario has announced a cap of 2.5 percent.

s.13

On the other hand, rental housing is unaffordable across the province, especially in the Greater Vancouver and Victoria areas, where approximately 75 percent of renters in BC live. The Canadian Rental Housing Index indicates that renter households in BC with incomes less than \$46,000 (half of all renter households) spend more than 30 percent of their income on rent and utilities. Additionally, non-working-age tenants or those on fixed incomes, including students, may be disproportionately affected by rising inflation and struggle to afford a large rent increase in 2024.

**INDIGENOUS PEOPLES CONSIDERATIONS:**

The RTA and MHPTA do not apply on reserve lands. According to 2021 Census data, 81.7 percent of Indigenous Peoples in BC live off-reserve, and almost half were renter households. Indigenous households off-reserve are overrepresented as being in core housing need, meaning the housing is unaffordable or unsuitable. In addition, Indigenous renter households have a lower average income than non-Indigenous households. As such, Indigenous renter households may be more likely to struggle to afford large rent increases in 2024.

**GBA+ OR DIVERSITY AND INCLUSION IMPLICATIONS:**

According to 2021 Census data, there are approximately 688,800 renter households in BC. Of these, 25 percent belong to a visible minority group, and 10.5 percent are lone-parent households. In addition, 33.4 percent of renter households find it difficult to meet financial needs. Large annual rent increases in 2024 may negatively impact renter households that already struggle with affordability.



**OPTIONS:**

s.13

**OTHER MINISTRIES IMPACTED/CONSULTED:**

- Consultation with other Ministries is not required.



---

Teri Collins  
Deputy Minister

**DATE:**

August 15, 2023

---

**RECOMMENDED OPTION APPROVED**

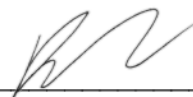
s.13

(Whichever fits best for the options presented)

**DATE:**

August 15, 2023

---



---

Ravi Kahlon  
Minister of Housing

**Prepared by:**

Andrew Prosser  
Senior Policy Analyst  
Residential Tenancy Branch  
778-671-9197

**Approved by:**

Jennifer Miller  
A/Assistant Deputy Minister  
Homelessness, Partnerships and Housing  
Supports  
236 478-0436

**Appendices:**

1. s.13
2. Previous Maximum Allowable Annual Rent Increases
3. s.13

This document may contain information that is protected by solicitor client privilege. Prior to any disclosure of this document outside of government, including in response to a request under the Freedom of Information and Protection of Privacy Act, the Ministry in possession of this document must consult with the lawyer responsible for the matter to determine whether information contained in this document is subject to solicitor client privilege.

Page 35 of 94

Withheld pursuant to/removed as

s.13

## Appendix 2: Previous Maximum Allowable Annual Rent Increases

Year	Maximum Allowable Annual Rent Increase
2023	2.0%
2022	1.5%
2021	0.0%
2020	2.6%
2019	2.5%
2018	4.0%
2017	3.7%
2016	2.9%
2015	2.5%
2014	2.2%
2013	3.8%
2012	4.3%
2011	2.3%
2010	3.2%
2009	3.7%
2008	3.7%
2007	4.0%
2006	4.0%
2005	3.8%
<b>Note:</b> The maximum allowable annual rent increase for 2005-2018 is the inflation rate + percent. These cells are shaded grey.	

Page 37 of 94

Withheld pursuant to/removed as

s.13

**From:** [Madoc-Jones, Sian](#) HOUS:EX  
**To:** [Papadopoulos, Nikki](#) HOUS:EX  
**Subject:** RE: QUESTION | for clarification please FW: Rent increase DBN  
**Date:** Tuesday, August 15, 2023 5:00:24 PM  
**Attachments:** [s.13](#)

---

Appreciate you asking for clarification. I just had a long talk with Minister and he's decided to go with s.13

Thank you,  
Siân

**Siân Madoc-Jones** *she/her*

Chief of Staff to the Honourable Ravi Kahlon  
Minister of Housing  
Cell: 778-867-6774

---

**From:** Papadopoulos, Nikki HOUS:EX <[Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)>  
**Sent:** Tuesday, August 15, 2023 4:15 PM  
**To:** Madoc-Jones, Sian HOUS:EX <[Sian.MadocJones@gov.bc.ca](mailto:Sian.MadocJones@gov.bc.ca)>  
**Subject:** RE: QUESTION | for clarification please FW: Rent increase DBN

Sian,

Just confirming the decision for the ARI – are we to proceed with s.13

Thank you

Nikki Papadopoulos  
A/Director, Executive Operations  
Deputy Minister's Office, Ministry of Housing

---

**From:** Madoc-Jones, Sian HOUS:EX <[Sian.MadocJones@gov.bc.ca](mailto:Sian.MadocJones@gov.bc.ca)>  
**Sent:** Tuesday, August 15, 2023 4:13 PM  
**To:** Papadopoulos, Nikki HOUS:EX <[Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)>  
**Subject:** RE: QUESTION | for clarification please FW: Rent increase DBN

Super appreciate that Nikki!

---

**From:** Papadopoulos, Nikki HOUS:EX <[Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)>

**Sent:** Tuesday, August 15, 2023 3:47 PM  
**To:** Madoc-Jones, Sian HOUS:EX <[Sian.MadocJones@gov.bc.ca](mailto:Sian.MadocJones@gov.bc.ca)>  
**Subject:** FW: QUESTION | for clarification please FW: Rent increase DBN

Sian,

s.13

Thank you

Nikki Papadopoulos  
A/Director, Executive Operations  
Deputy Minister's Office, Ministry of Housing

---

**From:** Rogers, Richard G HOUS:EX <[Richard.Rogers@gov.bc.ca](mailto:Richard.Rogers@gov.bc.ca)>  
**Sent:** Tuesday, August 15, 2023 3:17 PM  
**To:** Papadopoulos, Nikki HOUS:EX <[Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)>  
**Cc:** Blewett, Tyann M HOUS:EX <[Tyann.Blewett@gov.bc.ca](mailto:Tyann.Blewett@gov.bc.ca)>  
**Subject:** RE: QUESTION | for clarification please FW: Rent increase DBN

s.13

Regards,

Richard

---

**From:** Papadopoulos, Nikki HOUS:EX <[Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)>  
**Sent:** Tuesday, August 15, 2023 2:37 PM  
**To:** Blewett, Tyann M HOUS:EX <[Tyann.Blewett@gov.bc.ca](mailto:Tyann.Blewett@gov.bc.ca)>; Rogers, Richard G HOUS:EX <[Richard.Rogers@gov.bc.ca](mailto:Richard.Rogers@gov.bc.ca)>  
**Subject:** FW: QUESTION | for clarification please FW: Rent increase DBN

s.13

Thank you

Nikki Papadopoulos  
A/Director, Executive Operations

---

**From:** Madoc-Jones, Sian HOUS:EX <[Sian.MadocJones@gov.bc.ca](mailto:Sian.MadocJones@gov.bc.ca)>  
**Sent:** Tuesday, August 15, 2023 2:36 PM  
**To:** Papadopoulos, Nikki HOUS:EX <[Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)>  
**Subject:** RE: QUESTION | for clarification please FW: Rent increase DBN

s.13

Thanks,  
Siân

---

**From:** Madoc-Jones, Sian HOUS:EX  
**Sent:** Tuesday, August 15, 2023 2:27 PM  
**To:** Papadopoulos, Nikki HOUS:EX <[Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)>  
**Subject:** RE: QUESTION | for clarification please FW: Rent increase DBN

Thanks Nikki! Great I thought I was going crazy for a minute.

s.13

Thanks,  
Siân

---

**From:** Papadopoulos, Nikki HOUS:EX <[Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)>  
**Sent:** Tuesday, August 15, 2023 2:21 PM  
**To:** Madoc-Jones, Sian HOUS:EX <[Sian.MadocJones@gov.bc.ca](mailto:Sian.MadocJones@gov.bc.ca)>  
**Subject:** FW: QUESTION | for clarification please FW: Rent increase DBN

Sian,

s.13



s.13

Thank you

Nikki Papadopoulos  
A/Director, Executive Operations  
Deputy Minister's Office, Ministry of Housing

---

**From:** Rogers, Richard G HOUS:EX <[Richard.Rogers@gov.bc.ca](mailto:Richard.Rogers@gov.bc.ca)>  
**Sent:** Tuesday, August 15, 2023 2:03 PM  
**To:** Papadopoulos, Nikki HOUS:EX <[Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)>  
**Cc:** Blewett, Tyann M HOUS:EX <[Tyann.Blewett@gov.bc.ca](mailto:Tyann.Blewett@gov.bc.ca)>  
**Subject:** RE: QUESTION | for clarification please FW: Rent increase DBN

Hi Nikki. Answers below.

s.13

Regards,

Richard

---

**From:** Papadopoulos, Nikki HOUS:EX <[Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)>  
**Sent:** Tuesday, August 15, 2023 1:20 PM  
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**Subject:** FW: QUESTION | for clarification please FW: Rent increase DBN  
**Importance:** High

I just sent up the DBN for minister Kahlon and in the meantime received this info from Sian. Before I go back to the MO, do you have the information readily available?

Thank you

Nikki Papadopoulos  
A/Director, Executive Operations  
Deputy Minister's Office, Ministry of Housing

---

**From:** Madoc-Jones, Sian HOUS:EX <[Sian.MadocJones@gov.bc.ca](mailto:Sian.MadocJones@gov.bc.ca)>  
**Sent:** Tuesday, August 15, 2023 1:07 PM  
**To:** Papadopoulos, Nikki HOUS:EX <[Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)>  
**Subject:** RE: QUESTION | for clarification please FW: Rent increase DBN

Thanks Nikki,

I'm wondering if program can please provide the following information:

Thanks,  
Siân

---

**From:** Papadopoulos, Nikki HOUS:EX <[Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)>  
**Sent:** Monday, August 14, 2023 4:03 PM  
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Thank you

Nikki Papadopoulos  
A/Director, Executive Operations  
Deputy Minister's Office, Ministry of Housing

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Hi Nikki,

Apologies can you send me the DBN? That will help me to be able to explain (I can't find it in eapps)

Thanks,  
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Hi Sian,

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Nikki Papadopoulos  
A/Director, Executive Operatons  
Deputy Minister's Office, Ministry of Housing

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**Subject:** RE: Rent increase DBN

Hi Nikki,

s.13

---

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**Cc:** Moran, Jennifer HOUS:EX <[Jennifer.L.Moran@gov.bc.ca](mailto:Jennifer.L.Moran@gov.bc.ca)>  
**Subject:** RE: Rent increase DBN

Thanks, Nikki, we received the eapp back yesterday and are awaiting the July 2023 Consumer Price Index information next Tuesday to be able to update the DBN in accordance with this instruction.  
Thanks, Jess

---

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**Cc:** Moran, Jennifer HOUS:EX <[Jennifer.L.Moran@gov.bc.ca](mailto:Jennifer.L.Moran@gov.bc.ca)>

**Subject:** FW: Rent increase DBN

Hello,

eApproval 72370 was redirected back to the branch for revisions. Sharing this information from the MO below for your awareness.

Regards,

Nikki Papadopoulos

A/Director, Executive Operations

Deputy Minister's Office

Ministry of Housing

Office: 250 356-2115 | Cell: 250 886-7982 | Email: [Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)

Pronouns: she/her



---

**From:** Hosak, Mark HOUS:EX <[Mark.Hosak@gov.bc.ca](mailto:Mark.Hosak@gov.bc.ca)>

**Sent:** Thursday, August 10, 2023 11:00 AM

**To:** Papadopoulos, Nikki HOUS:EX <[Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)>

**Subject:** Rent increase DBN

Hi Nikki,

s.13

May you please confirm if this is possible?

Thanks and all the best,

Mark

**Mark Hosak**, *he/him*

Senior Ministerial Advisor to

The Honourable Ravi Kahlon

Minister of Housing

Cell: 250-886-1834

**From:** Blewett, Tyann M HOUS:EX (Tyann.Blewett@gov.bc.ca)  
**To:** Prosser, Andrew HOUS:EX (Andrew.Prosser@gov.bc.ca)  
**Subject:** Fwd: QUESTION | for clarification please FW: Rent increase DBN  
**Sent:** 08/16/2023 00:02:19  
**Attachments:** image001.jpg  
**Message Body:**

For tomorrow  
Get [Outlook for iOS](#)

---

**From:** Papadopoulos, Nikki HOUS:EX <Nikki.Papadopoulos@gov.bc.ca>  
**Sent:** Tuesday, August 15, 2023 5:01:20 PM  
**To:** Blewett, Tyann M HOUS:EX <Tyann.Blewett@gov.bc.ca>; Rogers, Richard G HOUS:EX <Richard.Rogers@gov.bc.ca>  
**Subject:** FW: QUESTION | for clarification please FW: Rent increase DBN

Minister's decision noted below – I will finalize DBN and send you a copy for your records.

Thank you

Nikki Papadopoulos

A/Director, Executive Operations

Deputy Minister's Office, Ministry of Housing

**From:** Madoc-Jones, Sian HOUS:EX <Sian.MadocJones@gov.bc.ca>  
**Sent:** Tuesday, August 15, 2023 5:00 PM  
**To:** Papadopoulos, Nikki HOUS:EX <Nikki.Papadopoulos@gov.bc.ca>  
**Subject:** RE: QUESTION | for clarification please FW: Rent increase DBN

s.13

Thank you,  
Siân

**Siân Madoc-Jones** *she/her*

Chief of Staff to the Honourable Ravi Kahlon

Minister of Housing

Cell: 778-867-6774

**From:** Papadopoulos, Nikki HOUS:EX <[Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)>  
**Sent:** Tuesday, August 15, 2023 4:15 PM  
**To:** Madoc-Jones, Sian HOUS:EX <[Sian.MadocJones@gov.bc.ca](mailto:Sian.MadocJones@gov.bc.ca)>  
**Subject:** RE: QUESTION | for clarification please FW: Rent increase DBN

Sian,

s.13

Thank you

Nikki Papadopoulos

A/Director, Executive Operations

Deputy Minister's Office, Ministry of Housing

**From:** Madoc-Jones, Sian HOUS:EX <[Sian.MadocJones@gov.bc.ca](mailto:Sian.MadocJones@gov.bc.ca)>  
**Sent:** Tuesday, August 15, 2023 4:13 PM  
**To:** Papadopoulos, Nikki HOUS:EX <[Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)>  
**Subject:** RE: QUESTION | for clarification please FW: Rent increase DBN

Super appreciate that Nikki!

**From:** Papadopoulos, Nikki HOUS:EX <[Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)>  
**Sent:** Tuesday, August 15, 2023 3:47 PM

**To:** Madoc-Jones, Sian HOUS:EX <[Sian.MadocJones@gov.bc.ca](mailto:Sian.MadocJones@gov.bc.ca)>  
**Subject:** FW: QUESTION | for clarification please FW: Rent increase DBN

Sian,

s.13

Thank you

Nikki Papadopoulos

A/Director, Executive Operatons

Deputy Minister's Office, Ministry of Housing

**From:** Rogers, Richard G HOUS:EX <[Richard.Rogers@gov.bc.ca](mailto:Richard.Rogers@gov.bc.ca)>  
**Sent:** Tuesday, August 15, 2023 3:17 PM  
**To:** Papadopoulos, Nikki HOUS:EX <[Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)>  
**Cc:** Blewett, Tyann M HOUS:EX <[Tyann.Blewett@gov.bc.ca](mailto:Tyann.Blewett@gov.bc.ca)>  
**Subject:** RE: QUESTION | for clarification please FW: Rent increase DBN

s.13

Regards,

Richard

**From:** Papadopoulos, Nikki HOUS:EX <[Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)>  
**Sent:** Tuesday, August 15, 2023 2:37 PM  
**To:** Blewett, Tyann M HOUS:EX <[Tyann.Blewett@gov.bc.ca](mailto:Tyann.Blewett@gov.bc.ca)>; Rogers, Richard G HOUS:EX <[Richard.Rogers@gov.bc.ca](mailto:Richard.Rogers@gov.bc.ca)>  
**Subject:** FW: QUESTION | for clarification please FW: Rent increase DBN



Thank you

Nikki Papadopoulos

A/Director, Executive Operations

Deputy Minister's Office, Ministry of Housing

**From:** Madoc-Jones, Sian HOUS:EX <[Sian.MadocJones@gov.bc.ca](mailto:Sian.MadocJones@gov.bc.ca)>  
**Sent:** Tuesday, August 15, 2023 2:36 PM  
**To:** Papadopoulos, Nikki HOUS:EX <[Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)>  
**Subject:** RE: QUESTION | for clarification please FW: Rent increase DBN

With sincere apologies to the RTB team can you also please ask for the average from April-July (so 4 months). We're just doing some comparisons.

Thanks,  
Siân

**From:** Madoc-Jones, Sian HOUS:EX  
**Sent:** Tuesday, August 15, 2023 2:27 PM  
**To:** Papadopoulos, Nikki HOUS:EX <[Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)>  
**Subject:** RE: QUESTION | for clarification please FW: Rent increase DBN

Thanks Nikki! Great I thought I was going crazy for a minute.

Thanks,  
Siân

**From:** Papadopoulos, Nikki HOUS:EX <[Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)>  
**Sent:** Tuesday, August 15, 2023 2:21 PM  
**To:** Madoc-Jones, Sian HOUS:EX <[Sian.MadocJones@gov.bc.ca](mailto:Sian.MadocJones@gov.bc.ca)>  
**Subject:** FW: QUESTION | for clarification please FW: Rent increase DBN

Sian,

RTB has provided the info below , there was incorrect info on the DBN.

s.13

Thank you

Nikki Papadopoulos

A/Director, Executive Operatons

Deputy Minister's Office, Ministry of Housing

**From:** Rogers, Richard G HOUS:EX <[Richard.Rogers@gov.bc.ca](mailto:Richard.Rogers@gov.bc.ca)>  
**Sent:** Tuesday, August 15, 2023 2:03 PM  
**To:** Papadopoulos, Nikki HOUS:EX <[Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)>  
**Cc:** Blewett, Tyann M HOUS:EX <[Tyann.Blewett@gov.bc.ca](mailto:Tyann.Blewett@gov.bc.ca)>  
**Subject:** RE: QUESTION | for clarification please FW: Rent increase DBN

Hi Nikki. Answers below.

s.13

Regards,

Richard

**From:** Papadopoulos, Nikki HOUS:EX <[Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)>  
**Sent:** Tuesday, August 15, 2023 1:20 PM  
**To:** Blewett, Tyann M HOUS:EX <[Tyann.Blewett@gov.bc.ca](mailto:Tyann.Blewett@gov.bc.ca)>; Rogers, Richard G HOUS:EX <[Richard.Rogers@gov.bc.ca](mailto:Richard.Rogers@gov.bc.ca)>  
**Subject:** FW: QUESTION | for clarification please FW: Rent increase DBN  
**Importance:** High

I just sent up the DBN for minister Kahlon and in the meantime received this info from Sian. Before I go back to the MO, do you have the information readily available?

s.13

Thank you

Nikki Papadopoulos

A/Director, Executive Operations

Deputy Minister's Office, Ministry of Housing

**From:** Madoc-Jones, Sian HOUS:EX <[Sian.MadocJones@gov.bc.ca](mailto:Sian.MadocJones@gov.bc.ca)>

**Sent:** Tuesday, August 15, 2023 1:07 PM

**To:** Papadopoulos, Nikki HOUS:EX <[Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)>

**Subject:** RE: QUESTION | for clarification please FW: Rent increase DBN

Thanks Nikki,

I'm wondering if program can please provide the following information:

Average for the last 12 months of inflation/CPI:

Average for the last 6 months of inflation/CPI:

Average for the last 3 months of inflation/CPI:

Thanks,  
Siân

**From:** Papadopoulos, Nikki HOUS:EX <[Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)>  
**Sent:** Monday, August 14, 2023 4:03 PM  
**To:** Madoc-Jones, Sian HOUS:EX <[Sian.MadocJones@gov.bc.ca](mailto:Sian.MadocJones@gov.bc.ca)>  
**Subject:** RE: QUESTION | for clarification please FW: Rent increase DBN

Here you go Sian, note and the eapp history for your reference.

Thank you

Nikki Papadopoulos

A/Director, Executive Operations

Deputy Minister's Office, Ministry of Housing

**From:** Madoc-Jones, Sian HOUS:EX <[Sian.MadocJones@gov.bc.ca](mailto:Sian.MadocJones@gov.bc.ca)>  
**Sent:** Monday, August 14, 2023 4:00 PM  
**To:** Papadopoulos, Nikki HOUS:EX <[Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)>  
**Subject:** RE: QUESTION | for clarification please FW: Rent increase DBN

Hi Nikki,

Apologies can you send me the DBN? That will help me to be able to explain (I can't find it in eapps)

Thanks,  
Siân

**From:** Papadopoulos, Nikki HOUS:EX <[Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)>  
**Sent:** Monday, August 14, 2023 11:15 AM  
**To:** Madoc-Jones, Sian HOUS:EX <[Sian.MadocJones@gov.bc.ca](mailto:Sian.MadocJones@gov.bc.ca)>; Hosak, Mark HOUS:EX <[Mark.Hosak@gov.bc.ca](mailto:Mark.Hosak@gov.bc.ca)>  
**Cc:** Papadopoulos, Nikki HOUS:EX <[Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)>  
**Subject:** QUESTION | for clarification please FW: Rent increase DBN

Hi Sian,

I think I missed sending up this question to the MO, my apologies, and I see Mark is on vacation. Can you provide clarity for our team for ARI.

s.13

Thank you

Nikki Papadopoulos

A/Director, Executive Operatons

Deputy Minister's Office, Ministry of Housing

**From:** Gunnarson, Jess HOUS:EX <[Jess.Gunnarson@gov.bc.ca](mailto:Jess.Gunnarson@gov.bc.ca)>  
**Sent:** Thursday, August 10, 2023 12:59 PM  
**To:** Papadopoulos, Nikki HOUS:EX <[Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)>; Blewett, Tyann M HOUS:EX <[Tyann.Blewett@gov.bc.ca](mailto:Tyann.Blewett@gov.bc.ca)>  
**Cc:** Moran, Jennifer HOUS:EX <[Jennifer.L.Moran@gov.bc.ca](mailto:Jennifer.L.Moran@gov.bc.ca)>  
**Subject:** RE: Rent increase DBN

Hi Nikki,

**From:** Gunnarson, Jess HOUS:EX  
**Sent:** Thursday, August 10, 2023 11:20 AM  
**To:** Papadopoulos, Nikki HOUS:EX <[Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)>; Blewett, Tyann M HOUS:EX <[Tyann.Blewett@gov.bc.ca](mailto:Tyann.Blewett@gov.bc.ca)>  
**Cc:** Moran, Jennifer HOUS:EX <[Jennifer.L.Moran@gov.bc.ca](mailto:Jennifer.L.Moran@gov.bc.ca)>  
**Subject:** RE: Rent increase DBN

Thanks, Nikki, we received the eapp back yesterday and are awaiting the July 2023 Consumer Price Index information next Tuesday to be able to update the DBN in accordance with this instruction. Thanks, Jess

**From:** Papadopoulos, Nikki HOUS:EX <[Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)>  
**Sent:** Thursday, August 10, 2023 11:18 AM  
**To:** Blewett, Tyann M HOUS:EX <[Tyann.Blewett@gov.bc.ca](mailto:Tyann.Blewett@gov.bc.ca)>; Gunnarson, Jess HOUS:EX <[Jess.Gunnarson@gov.bc.ca](mailto:Jess.Gunnarson@gov.bc.ca)>  
**Cc:** Moran, Jennifer HOUS:EX <[Jennifer.L.Moran@gov.bc.ca](mailto:Jennifer.L.Moran@gov.bc.ca)>  
**Subject:** FW: Rent increase DBN

Hello,

eApproval 72370 was redirected back to the branch for revisions. Sharing this information from the MO below for your awareness.

Regards,

**Nikki Papadopoulos**

A/Director, Executive Operations

Deputy Minister's Office

Ministry of Housing

Pronouns: she/her

**From:** Hosak, Mark HOUS:EX <[Mark.Hosak@gov.bc.ca](mailto:Mark.Hosak@gov.bc.ca)>  
**Sent:** Thursday, August 10, 2023 11:00 AM  
**To:** Papadopoulos, Nikki HOUS:EX <[Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)>  
**Subject:** Rent increase DBN

Hi Nikki,

s.13

May you please confirm if this is possible?

Thanks and all the best,

Mark

**Mark Hosak**, he/him

Senior Ministerial Advisor to

The Honourable Ravi Kahlon

Minister of Housing

Cell: 250-886-1834



**From:** Blewett, Tyann M HOUS:EX (Tyann.Blewett@gov.bc.ca)  
**To:** Gunnarson, Jess HOUS:EX (Jess.Gunnarson@gov.bc.ca)  
**Subject:** RE: Rent increase DBN  
**Sent:** 08/10/2023 23:38:13  
**Attachments:** image001.jpg  
**Message Body:**

Yes

**Tyann Blewett**

Director of Policy, Residential Tenancy Branch

Ministry of Housing

(she/her)

778-679-3277

**From:** Gunnarson, Jess HOUS:EX <Jess.Gunnarson@gov.bc.ca>  
**Sent:** Thursday, August 10, 2023 4:34 PM  
**To:** Blewett, Tyann M HOUS:EX <Tyann.Blewett@gov.bc.ca>  
**Subject:** Re: Rent increase DBN

Thanks, I haven't heard back from Nikki yet, I'll follow-up in the morning. <sup>s.13</sup>  
s.13

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---

**From:** Blewett, Tyann M HOUS:EX <Tyann.Blewett@gov.bc.ca>  
**Sent:** Thursday, August 10, 2023 4:30:56 PM  
**To:** Gunnarson, Jess HOUS:EX <Jess.Gunnarson@gov.bc.ca>  
**Subject:** FW: Rent increase DBN

FYI

**Tyann Blewett**

Director of Policy, Residential Tenancy Branch

Ministry of Housing

(she/her)

778-679-3277

**From:** Prosser, Andrew HOUS:EX <[Andrew.Prosser@gov.bc.ca](mailto:Andrew.Prosser@gov.bc.ca)>

**Sent:** Thursday, August 10, 2023 4:24 PM

**To:** Blewett, Tyann M HOUS:EX <[Tyann.Blewett@gov.bc.ca](mailto:Tyann.Blewett@gov.bc.ca)>

**Subject:** RE: Rent increase DBN

s.13

Andrew

**From:** Blewett, Tyann M HOUS:EX <[Tyann.Blewett@gov.bc.ca](mailto:Tyann.Blewett@gov.bc.ca)>

**Sent:** Thursday, August 10, 2023 4:06 PM

**To:** Prosser, Andrew HOUS:EX <[Andrew.Prosser@gov.bc.ca](mailto:Andrew.Prosser@gov.bc.ca)>

**Subject:** FW: Rent increase DBN

Did I sent this to you?

**Tyann Blewett**

Director of Policy, Residential Tenancy Branch

Ministry of Housing

(she/her)

778-679-3277

**From:** Gunnarson, Jess HOUS:EX <[Jess.Gunnarson@gov.bc.ca](mailto:Jess.Gunnarson@gov.bc.ca)>

**Sent:** Thursday, August 10, 2023 12:59 PM

**To:** Papadopoulos, Nikki HOUS:EX <[Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)>; Blewett, Tyann M HOUS:EX <[Tyann.Blewett@gov.bc.ca](mailto:Tyann.Blewett@gov.bc.ca)>

**Cc:** Moran, Jennifer HOUS:EX <[Jennifer.L.Moran@gov.bc.ca](mailto:Jennifer.L.Moran@gov.bc.ca)>

**Subject:** RE: Rent increase DBN

Hi Nikki,

s.13

**From:** Gunnarson, Jess HOUS:EX

**Sent:** Thursday, August 10, 2023 11:20 AM

**To:** Papadopoulos, Nikki HOUS:EX <[Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)>; Blewett, Tyann M HOUS:EX <[Tyann.Blewett@gov.bc.ca](mailto:Tyann.Blewett@gov.bc.ca)>

**Cc:** Moran, Jennifer HOUS:EX <[Jennifer.L.Moran@gov.bc.ca](mailto:Jennifer.L.Moran@gov.bc.ca)>

**Subject:** RE: Rent increase DBN

Thanks, Nikki, we received the eapp back yesterday and are awaiting the July 2023 Consumer Price Index information next Tuesday to be able to update the DBN in accordance with this instruction. Thanks, Jess

**From:** Papadopoulos, Nikki HOUS:EX <[Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)>

**Sent:** Thursday, August 10, 2023 11:18 AM

**To:** Blewett, Tyann M HOUS:EX <[Tyann.Blewett@gov.bc.ca](mailto:Tyann.Blewett@gov.bc.ca)>; Gunnarson, Jess HOUS:EX <[Jess.Gunnarson@gov.bc.ca](mailto:Jess.Gunnarson@gov.bc.ca)>

**Cc:** Moran, Jennifer HOUS:EX <[Jennifer.L.Moran@gov.bc.ca](mailto:Jennifer.L.Moran@gov.bc.ca)>

**Subject:** FW: Rent increase DBN

Hello,

eApproval 72370 was redirected back to the branch for revisions. Sharing this information from the MO below for your awareness.

Regards,

**Nikki Papadopoulos**

A/Director, Executive Operations

Deputy Minister's Office

Ministry of Housing

Office: 250 356-2115 | Cell: 250 886-7982 | Email: [Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)

Pronouns: she/her

**From:** Hosak, Mark HOUS:EX <[Mark.Hosak@gov.bc.ca](mailto:Mark.Hosak@gov.bc.ca)>

**Sent:** Thursday, August 10, 2023 11:00 AM

**To:** Papadopoulos, Nikki HOUS:EX <[Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)>

**Subject:** Rent increase DBN

Hi Nikki,

s.13

May you please confirm if this is possible?

Thanks and all the best,

Mark

**Mark Hosak**, he/him

Senior Ministerial Advisor to

The Honourable Ravi Kahlon

Minister of Housing

Cell: 250-886-1834

**From:** Moran, Jennifer HOUS:EX (Jennifer.L.Moran@gov.bc.ca)  
**To:** Gunnarson, Jess HOUS:EX (Jess.Gunnarson@gov.bc.ca); Blewett, Tyann M HOUS:EX (Tyann.Blewett@gov.bc.ca); Rogers, Richard G HOUS:EX (Richard.Rogers@gov.bc.ca)  
**Cc:** Tundag, Marites HOUS:EX (Marites.Tundag@gov.bc.ca); Monteiro, Rowan HOUS:EX (Rowan.Monteiro@gov.bc.ca); Will, Meghan HOUS:EX (Meghan.Will@gov.bc.ca)  
**Subject:** FW: ALERT - eApprovals Item ID: 79468 - Item Forwarded - Due 2023-08-18  
**Sent:** 09/05/2023 17:06:54  
**Attachments:** HOUS OIC - Annual Rent Increase-V2- MRK Signed.pdf  
**Message Body:**

FYI.

Thank you.

**From:** JPSS eApprovals <donotreply@sp.gov.bc.ca>  
**Sent:** Tuesday, September 5, 2023 9:48 AM  
**To:** Moran, Jennifer HOUS:EX <Jennifer.L.Moran@gov.bc.ca>  
**Subject:** ALERT - eApprovals Item ID: 79468 - Item Forwarded - Due 2023-08-18

Papadopoulos, Nikki [Assignee] forwarded an eApprovals item to Moran, Jennifer for action

**Comment: Final OIC pkg for ARI going to cabinet Sept 6. Please download copy for Richard and Tyann and send eapproval back to me. ~Nikki**

#: 60621

Title: OIC Package – Annual Rent Increase

Full Name:

Due Date: 8/18/2023

Category: OIC - Regs & Orders

[Go to item...](#)

Page 62 of 94 to/à Page 85 of 94

Withheld pursuant to/removed as

s.13

**From:** Papadopoulos, Nikki HOUS:EX (Nikki.Papadopoulos@gov.bc.ca)  
**To:** Blewett, Tyann M HOUS:EX (Tyann.Blewett@gov.bc.ca); Rogers, Richard G HOUS:EX (Richard.Rogers@gov.bc.ca); Gunnarson, Jess HOUS:EX (Jess.Gunnarson@gov.bc.ca); Will, Meghan HOUS:EX (Meghan.Will@gov.bc.ca)  
**Cc:** Moran, Jennifer HOUS:EX (Jennifer.L.Moran@gov.bc.ca)  
**Subject:** Final - MIN DBN | ARI  
**Sent:** 08/16/2023 00:08:35  
**Attachments:** image001.jpg, 58330\_MRK\_DBN 2024 Annual Rent Increase\_Revised Aug 15\_MRK Signed.pdf  
**Message Body:**

s.13

Regards,

**Nikki Papadopoulos**

A/Director, Executive Operations

Deputy Minister's Office

Ministry of Housing

Office: 250 356-2115| Cell: 250 886-7982

Email: [Nikki.Papadopoulos@gov.bc.ca](mailto:Nikki.Papadopoulos@gov.bc.ca)

Pronouns: she/her

## **MINISTRY OF HOUSING DECISION BRIEFING NOTE**

**PURPOSE:** For **DECISION** of the Honourable Ravi Kahlon, Minister of Housing

**ISSUE:** The annual rent increase formula and high inflation

**DECISION REQUIRED/RECOMMENDATION:**

Whether to limit the annual rent increase formula in 2024 in response to high inflation.

**SUMMARY:**

- Annual rent increases under the *Residential Tenancy Act* (RTA) and the *Manufactured Home Park Tenancy Act* (MHPTA) are determined by a calculation prescribed in the Regulations. The calculation is based on a measure of the inflation rate.
- While inflation is expected to continue to decrease after surging in 2022, the inflation rate is still very high, which could result in large annual rent increases in 2024.
- Capping the annual rent increase may help protect tenants against unaffordable rent increases in 2024. However, landlords will react negatively to rent increases being capped below inflation for a second year, after the two-year rent increase freeze imposed in response to the COVID-19 pandemic.

**BACKGROUND:**

- The Residential Tenancy Regulation and the Manufactured Home Park Tenancy Regulation (the Regulations) permit annual rent increases equal to the inflation rate (plus the defined “proportional amount” for manufactured home park tenancies).
- The Regulations define “inflation rate” as the 12-month average percent change in the all-items Consumer Price Index (CPI) for BC in July.
- Before 2018, allowable annual rent increases were based on the inflation rate plus 2.0 percent. Following a recommendation by the Rental Housing Task Force, this was reduced to the inflation rate.
- As part of its response to the COVID-19 pandemic, government imposed a freeze on rent increases in March 2020. The freeze ended in December 2021. In accordance with the Regulations, the maximum annual rent increase in 2022 was 1.5 percent.
- In 2022, to protect renters from large annual rent increases due to high inflation rates, government capped rent increases for 2023 at 2.0 percent, well below the 5.4 percent limit that would have otherwise applied.
- Starting January 1, 2024, the limit on annual rent increases will revert to the inflation rate. Based on the data for July 2023, that rate is 5.6 percent.
- The annual rent increase formula could be amended through an Order in Council to set rent increases in 2024 at a rate that is lower than 5.6 percent.



- The RTA requires that landlords must give notice by October 1, 2023, for a January 1, 2024 increase. The annual rate is usually announced in mid-August, to allow landlords time to prepare and deliver the required notices. As a result, there will be pressure to communicate any change to the regulation within the usual frame.

**DISCUSSION:**

Based on the July 2023 all-items CPI amount, the maximum allowable 2024 annual rent increase would be 5.6 per cent. A rent increase of 5.6 percent would be the largest maximum annual rent increase since the annual rent increase formula was linked the inflation rate, including years in which annual rent increases were equal to inflation + 2 percent.

s.13

Nova Scotia capped rent increases from 2020 to 2023 at 2 percent per year. Nova Scotia determined that landlords would need to increase rent by 10 percent over 2024 and 2025 to catch up to inflation that they could not recoup through rent increases starting in 2020. On that basis, Nova Scotia decided on a 5 percent rent increase per year in 2024 and 2025. If BC followed this rationale, the maximum allowable rent increase amount in 2024 and 2025 would be 8.5 percent per year.

Scotland capped rent increases at 3 percent at least until September 2023 to protect tenants from increased cost of living while ensuring landlords can recoup costs of maintaining their rental properties. Ontario has announced a cap of 2.5 percent.

s.13

On the other hand, rental housing is unaffordable across the province, especially in the Greater Vancouver and Victoria areas, where approximately 75 percent of renters in BC live. The Canadian Rental Housing Index indicates that renter households in BC with incomes less than \$46,000 (half of all renter households) spend more than 30 percent of their income on rent and utilities. Additionally, non-working-age tenants or those on fixed incomes, including students, may be disproportionately affected by rising inflation and struggle to afford a large rent increase in 2024.

**INDIGENOUS PEOPLES CONSIDERATIONS:**

The RTA and MHPTA do not apply on reserve lands. According to 2021 Census data, 81.7 percent of Indigenous Peoples in BC live off-reserve, and almost half were renter households. Indigenous households off-reserve are overrepresented as being in core housing need, meaning the housing is unaffordable or unsuitable. In addition, Indigenous renter households have a lower average income than non-Indigenous households. As such, Indigenous renter households may be more likely to struggle to afford large rent increases in 2024.

**GBA+ OR DIVERSITY AND INCLUSION IMPLICATIONS:**

According to 2021 Census data, there are approximately 688,800 renter households in BC. Of these, 25 percent belong to a visible minority group, and 10.5 percent are lone-parent households. In addition, 33.4 percent of renter households find it difficult to meet financial needs. Large annual rent increases in 2024 may negatively impact renter households that already struggle with affordability.

**OPTIONS:**

s.13

**OTHER MINISTRIES IMPACTED/CONSULTED:**

- Consultation with other Ministries is not required.



Teri Collins  
Deputy Minister

**DATE:**

August 15, 2023

**RECOMMENDED OPTION APPROVED**

or s.13

(Whichever fits best for the options presented)

**DATE:**

August 15, 2023



Ravi Kahlon  
Minister of Housing

**Prepared by:**

Andrew Prosser  
Senior Policy Analyst  
Residential Tenancy Branch  
778-671-9197

**Approved by:**

Jennifer Miller  
A/Assistant Deputy Minister  
Homelessness, Partnerships and Housing  
Supports  
236 478-0436

**Appendices:**

1. s.13
2. Previous Maximum Allowable Annual Rent Increases
3. s.13

This document may contain information that is protected by solicitor client privilege. Prior to any disclosure of this document outside of government, including in response to a request under the Freedom of Information and Protection of Privacy Act, the Ministry in possession of this document must consult with the lawyer responsible for the matter to determine whether information contained in this document is subject to solicitor client privilege.

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s.13

## Appendix 2: Previous Maximum Allowable Annual Rent Increases

Year	Maximum Allowable Annual Rent Increase
2023	2.0%
2022	1.5%
2021	0.0%
2020	2.6%
2019	2.5%
2018	4.0%
2017	3.7%
2016	2.9%
2015	2.5%
2014	2.2%
2013	3.8%
2012	4.3%
2011	2.3%
2010	3.2%
2009	3.7%
2008	3.7%
2007	4.0%
2006	4.0%
2005	3.8%
<b>Note:</b> The maximum allowable annual rent increase for 2005-2018 is the inflation rate + percent. These cells are shaded grey.	

Page 94 of 94

Withheld pursuant to/removed as

s.13