

From: David Hutniak(davidh@landlordbc.ca)
To: Hosak, Mark HOUS:EX (Mark.Hosak@gov.bc.ca)
Subject: Re: Minister Kahlon Keynote Speaker LandlordBC AGM 20233
Sent: 08/01/2023 21:45:38

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

Thank you for the response Mark.

David Hutniak
CEO
LandlordBC

davidh@landlordbc.ca
604-644-6838

From: Hosak, Mark HOUS:EX <Mark.Hosak@gov.bc.ca>
Sent: Tuesday, August 1, 2023 2:19:15 PM
To: David Hutniak <davidh@landlordbc.ca>
Subject: RE: Minister Kahlon Keynote Speaker LandlordBC AGM 2023

Hi David,

Thank you so much for the information. We are waiting for some further certainty of our fall schedule before we can confirm.

Thanks for your patience and all the best,

Mark

From: David Hutniak <davidh@landlordbc.ca>
Sent: Monday, July 31, 2023 4:25 PM
To: Hosak, Mark HOUS:EX <Mark.Hosak@gov.bc.ca>
Subject: RE: Minister Kahlon Keynote Speaker LandlordBC AGM 2023

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Hi Mark. If the Minister requires additional information, please advise. Thank you for your generous assistance with this matter.

David Hutniak
Chief Executive Officer
LandlordBC
Phone: 604.733.9440 Ext. 202 | Mobile: 604.644.6838
Email: davidh@landlordbc.ca | Website: www.landlordbc.ca

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From: David Hutniak(davidh@landlordbc.ca)
To: Madoc-Jones, Sian HOUS:EX (Sian.MadocJones@gov.bc.ca)
To: Hosak, Mark HOUS:EX (Mark.Hosak@gov.bc.ca)
Subject: RE: Minister Kahlon Keynote Speaker LandlordBC AGM 20234
Sent: 07/25/2023 16:22:57

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Thank you Sian, and hello Mark. I don't believe I've been introduced to Mark. Thank you for the introduction Sian. I look forward to connecting with you soon Mark.

David Hutniak
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From: David Hutniak(davidh@landlordbc.ca)
To: Hosak, Mark HOUS:EX (Mark.Hosak@gov.bc.ca)
Subject: RE: Minister Kahlon Keynote Speaker LandlordBC AGM 20238
Sent: 08/15/2023 15:43:49

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Hi Mark. Hope you are well. Appreciate the challenges surrounding the Minister's schedule. If your sense is that it will not be possible to arrange his participation/attendance at our October 18th AGM in Victoria, while that would be hugely disappointing for our members, we will need to know soon so that we can make other arrangements. Thank you for your understanding and continued assistance.

David Hutniak
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I hope that the Minister will seriously consider this opportunity, and I welcome providing any additional information that he may require. I also understand there are many demands on his time.

Thank you for your assistance navigating this request on my behalf. It is sincerely appreciated.

David Hutniak
Chief Executive Officer
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From: Hosak, Mark HOUS:EX(Mark.Hosak@gov.bc.ca)
To: David Hutniak (davidh@landlordbc.ca)
Subject: RE: Minister Kahlon...another fireside chat20
Sent: 01/19/2024 21:00:16

Hi David,

I hope you are well. Unfortunately, my hunch was correct and the Minister will not be able to break away from the final week of the legislative session. We really appreciate you reaching out and please let us know if any other opportunities arise.

Cheers,

Mark

From: David Hutniak <davidh@landlordbc.ca>
Sent: Friday, January 19, 2024 11:17 AM
To: Hosak, Mark HOUS:EX <Mark.Hosak@gov.bc.ca>
Subject: RE: Minister Kahlon...another fireside chat

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Thank you for the prompt response Mark! I appreciate your pursuing this with the scheduling team. I look forward to hearing back from you. Take care.

David

From: Hosak, Mark HOUS:EX <Mark.Hosak@gov.bc.ca>
Sent: Friday, January 19, 2024 10:43 AM
To: David Hutniak <davidh@landlordbc.ca>; Madoc-Jones, Sian HOUS:EX <Sian.MadocJones@gov.bc.ca>
Subject: RE: Minister Kahlon...another fireside chat

Hi David,

Great to hear from you and this sounds like a great opportunity. From a glance at the parliamentary calendar I see that this will be the final week of the legislative session. Since Minister Kahlon is House Leader, it is not likely we will be able to have him travel to Toronto.

I will check in with our scheduling team to see what might be possible and get back to you.

Thanks again for reaching out with this opportunity.

Cheers,

Mark

From: David Hutniak <davidh@landlordbc.ca>
Sent: Thursday, January 18, 2024 4:48 PM
To: Madoc-Jones, Sian HOUS:EX <Sian.MadocJones@gov.bc.ca>; Hosak, Mark HOUS:EX <Mark.Hosak@gov.bc.ca>
Cc: David Hutniak <davidh@landlordbc.ca>
Subject: Minister Kahlon...another fireside chat

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Hello Sian and Mark,

I hope you both enjoyed the Holidays. Happy New Year!

I have what I believe the Minister will agree is an exciting opportunity for his consideration.

For the past 10 years I have been on the Board of Directors of the Canadian Federation of Apartment Associations (CFAA), the national entity representing the rental housing sector at the federal level. We would consider it an honor and privilege to have the Minister speak at our annual rental housing industry conference being held May 14th to 16th in Toronto (the Minister would speak on the 15th or 16th).

My CFAA colleagues from across Canada have been watching with envy the many initiatives Minister Kahlon has advanced to address the rental housing crisis in BC, with more to come. This is an opportunity for the Minister to share, on a national stage, how his vision for change unfolded, the details therein, and what lessons his counterparts in other provinces might take away from the BC experience. This is a broadly represented industry only event, and the audience of 500-600 attendees will include a significant cohort of the largest and most respected rental housing providers and rental developers in the country. I envision the Minister taking advantage of this opportunity to entice these folks to bring their significant rental investment dollars to British Columbia to help us grow our supply of secure purpose-built rental housing.

The format will be a fireside chat, which I explained to my colleagues is a format the Minister prefers. Furthermore, when I shared with them how the Minister and I discussed, tongues fully in cheeks, "going on the road together" during our fireside chat at the LandlordBC AGM last October in Victoria, there was unanimous agreement that the Minister and I should get the show on the road, so to speak. It certainly would be my honor to engage with the Minister in another fireside chat.

I hope that the Minister will seriously consider this opportunity, and I welcome providing any additional information that he may require. I also understand there are many demands on his time.

Thank you for your assistance navigating this request on my behalf. It is sincerely appreciated.

David Hutniak
Chief Executive Officer
LandlordBC
Phone: 604.733.9440 Ext. 202 | Mobile: 604.644.6838
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From: Hosak, Mark HOUS:EX(Mark.Hosak@gov.bc.ca)
To: Madoc-Jones, Sian HOUS:EX (Sian.MadocJones@gov.bc.ca)
Subject: Re: URGENT: 937 View Street Rental Housing Project – Dec 14th/23 Committee of the Whole16
Sent: 12/12/2023 19:56:02

Hi sian,

I think this is worth a call. If only to understand there thinking about a rental project.

Cheers,

Mark

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From: Madoc-Jones, Sian HOUS:EX <Sian.MadocJones@gov.bc.ca>
Sent: Tuesday, December 12, 2023 11:52:32 AM
To: Hosak, Mark HOUS:EX <Mark.Hosak@gov.bc.ca>
Subject: RE: URGENT: 937 View Street Rental Housing Project – Dec 14th/23 Committee of the Whole

Hi Mark, Minister doesn't do support letters but let me know if you think there's a phone call that I should make.

Sian

From: David Hutniak <davidh@landlordbc.ca>
Sent: Tuesday, December 12, 2023 9:27 AM
To: Hosak, Mark HOUS:EX <Mark.Hosak@gov.bc.ca>; Madoc-Jones, Sian HOUS:EX <Sian.MadocJones@gov.bc.ca>
Cc: David Hutniak <davidh@landlordbc.ca>
Subject: URGENT: 937 View Street Rental Housing Project – Dec 14th/23 Committee of the Whole
Importance: High

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

Hi Mark and Sian. I had reached out to the Minister earlier on this rental project. The saga continues for our member trying to build 269 new purpose-built rental homes in the City of Victoria. The Committee of the Whole public hearing is happening the evening of Thursday Dec 14th. The member has reached out to me after seeing staff's report to Council released Friday (<https://pub-victoria.escribemeetings.com/filestream.ashx?DocumentId=94578>) and subsequently learning that Council is now "spooked" despite significant community support for the project (and no known community opposition). He's very concerned that the project will get turned down, again. Is there any way for the Minister to "intervene". Could you perhaps jump on a phone call this morning with Chris Nelson, the proponent, to hear first-hand about the project and his plea for assistance from the Minister? Our letter of support attached.

Thank you in advance.

David Hutniak
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From: Chris Nelson <chris@nelsoninvestmentsinc.com>

Sent: Tuesday, December 12, 2023 8:52 AM

To: David Hutniak <davidh@landlordbc.ca>

Cc: Christine Glead <christine@getcircle.ca>

Subject: Re: 937 View Street Rental Housing Project – Dec 12/23 Committee of the Whole

Hi David,

Planning has councillors scared off with their report: <https://pub-victoria.escribemeetings.com/filestream.ashx?DocumentId=94578>

It is so ridiculous. We were told to have greater compliance with the new dcap. Which we have done. Slight non compliance in a couple minor areas.

This project is exactly what the government wants: rental, no parking, urban walkable and bikable location. If we are turned down again, I suspect the public will be very frustrated. Like they were last time.

Is it worth trying this on with the minister?

Regards Chris

Chris Nelson
604-318-6877

On Dec 8, 2023, at 12:41 PM, David Hutniak <davidh@landlordbc.ca> wrote:

Dear Mayor and Council,
LandlordBC is a non-profit association and the leading voice for owners and managers of rental housing in British Columbia. I am writing (please see attached) on behalf of our 3300 members in support of the above-captioned proposal for a secure purpose-built

rental housing project providing the community with 269 new rental homes maintained as rental housing into perpetuity.

Thank you in advance for your serious consideration.

David Hutniak

Chief Executive Officer

LandlordBC

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From: David Hutniak(davidh@landlordbc.ca)
To: Hosak, Mark HOUS:EX (Mark.Hosak@gov.bc.ca)
Subject: Update.....Minister Kahlon LandlordBC AGM13
Sent: 10/13/2023 17:43:57
Attachments: Minister Kahlon AGM Questions Draft.docx

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Mark.....I've updated my earlier Q-doc to ensure that the Minister understands that he will have time for opening remarks before with go into the chat at the Oct 18th AGM. I just wanted to ensure this was clarified for him.

We'll see you and the Minister at 6:30 pm and be on stage 6:45.

If you need to reach me the day of the AGM, my cell is 604-644-6838. Thank you and have a great weekend!

David Hutniak
Chief Executive Officer
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Email: davidh@landlordbc.ca | Website: www.landlordbc.ca

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Minister Kahlon LandlordBC AGM “Fireside Chat” October 18th 6:45pm

Location: Olympic View Golf Club, 643 Latoria Rd, Victoria, BC

Minister Kahlon and David Hutniak, CEO LandlordBC

LandlordBC Board Chair Jason Middleton will introduce the Minister and advise audience members that questions from the floor will be accepted at the end of the session (the audience will be asked to write their questions down on a note pad at the table and these questions will be collected by LandlordBC staff). The Chair then turns over the proceedings to David.

David will personally welcome and thank the Minister for joining LLBC at our AGM, and set stage for the discussion so that attendees will have necessary context for the conversation that will ensue with the Minister. David’s opening comments will touch upon:

- The fact that LandlordBC’s (LLBC) membership consists of private sector owners and managers of rental housing. That most of the leading rental developers are our members, plus we have meaningful cohort of non-profit housing providers within our membership because they value our advocacy, education, and legislative support services.
- In addition to providing a crucial service, our industry is a major economic contributor with an annual contribution in excess of \$10.4 billion to provincial GDP, which is almost double that of forestry.
- The fact that everyone in the audience will agree that these are challenging times for many renters, and that the most vulnerable renters need and deserve more assistance and support.
- **David will then invite the Minister to make his opening remarks and then begin the chat immediately thereafter**

Q1. So let’s get this one out of the way right of the top Minister. Your recent decision to once again cap the maximum annual allowable increase to an amount below CPI (3.5% vs CPI 5.6% for 2024) was met with considerable concern by our members and the broader sector. Leading up to your decision LandlordBC shared with you the impacts of rent increase freezes and caps for a 5 year period through 2022, where we compared operating expenses for 38 purpose-built rental buildings built before 1990. During that 5-year period we saw core operating expenses increase an average of 38.2%, while the maximum allowable increase increased an average of 2.52%. As you can see there’s a huge disparity between the real-world costs to operate and maintain rental housing versus the maximum allowable annual increases. Does it concern you that this creates a very difficult environment for the operation and enhancement of existing rental in BC, and adds a layer of uncertainty that risks pushing rental developers and pension funds to build rental housing in other jurisdictions?

Q2. In April 2023 you and Premier Eby announced your government’s The Homes for People plan intended to deliver more homes people need in a shorter timeframe to build more vibrant communities throughout B.C. Can you share with our audience some specifics about this plan and the successes thus far?

Q3. Our sector was very pleased to see the actions your government is taking to put pressure on municipalities to deliver housing. As always, there are critics, and what we're hearing from those critics is that the housing targets you recently announced for the 10 municipalities initially outed by you as significantly under-achieving on the new housing front, are too low. They cite the need for bolder measures noting that CMHC estimates BC needs 610,000 units of housing by 2030, versus 60,000 you've targeted over the next 5 years for these 10 municipalities. Those same critics say that as long as cities are allowed to protect and preserve huge swaths of land mass for single family homes the disaster that is our housing reality will never improve. What's your reaction and response to this criticism, Minister?

Q4. As I've communicated to both you and Premier Eby in the recent past, LandlordBC and our members are very much committed to helping you address the huge challenge of addressing the severe shortage of secure long-term rental housing in BC.

Like you, we believe it is important to support the more vulnerable and that's why we strongly endorsed your renter tax credit and continue to encourage portable housing benefits more broadly to provide targeted support.

Rent controls are a blunt and ineffective tool that ultimately drives rent prices higher because they suppress the creation of new supply and discourage continued investment in existing rental causing existing buildings to age-out faster. In fact, your government commissioned a Panel of Experts to provide you with a roadmap to address the rental housing crisis, chaired by Joy MacPhail as you will recall, and in that report, she clearly indicated that rent controls need to be removed if we are to address the supply disaster.

Transitioning out of rent control is one of the things your government controls Minister. So my question to you is this, recognizing that we literally need a wartime effort to address the rental housing crisis in BC, are you not concerned that perhaps your government is missing an opportunity by not taking a serious look at transitioning out of rent control to increase supply and enhance existing buildings so that we can provide an abundance of rental housing for all British Columbians?

Q5. LandlordBC recently launched the Rental Apartment Retrofit Accelerator Pilot Program funded by the City of Vancouver and CleanBC. This project will provide significant learnings about the feasibility and cost-drivers to decarbonize our existing rental apartments and integrate solutions to mitigate the impacts of climate change, most notably cooling. As Housing Minister, when you look at the rental housing market, and especially all the old apartment buildings at or near the end of their functional lives, can you speak to the concerns that you have about positioning these older rental buildings to meet the challenges of climate change, and what this potentially means in terms of the need for redevelopment and the challenges that arise therein.

Time dependent: Questions from the floor will then be read to the Minister.

From: David Hutniak(davidh@landlordbc.ca)
To: Hosak, Mark HOUS:EX (Mark.Hosak@gov.bc.ca); Madoc-Jones, Sian HOUS:EX (Sian.MadocJones@gov.bc.ca)
Subject: 2024 Max Annual Increase....timing to permit adequate notice to tenants11
Sent: 08/30/2023 16:28:21

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Hello Sian and Mark,

You are aware that LandlordBC has been advocating for policy fairness for our sector in the context of the 2024 maximum annual allowable increase, and we remain hopeful that the Minister will be sensitive to the issues we raised on behalf of our members. Having said that, we assume that the Minister has made his decision at this juncture, which we will obviously respect.

We are now at a critical point with regard to the timing of his announcement, as a significant majority of annual rental lease renewals are set for January 1st 2024. As the Minister will know, 3 months notice is legislatively required for any rent increases. This notification process is a significant undertaking, particularly for larger property managers and landlords, as I'm sure the Minister can appreciate. In simple terms, we would like to know his decision at the earliest possible date (ideally this week) so that our members can undertake a timely and efficient communication process with their residents.

Can you kindly give us a sense for when the Minister will be communicating the 2024 maximum annual allowable increase, and please advance our request to the Minister for the earliest possible release of his decision.

Thank you in advance for your assistance. If you wish to discuss, please call me at 604-644-6838.

David Hutniak
Chief Executive Officer
LandlordBC
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From: David Hutniak(davidh@landlordbc.ca)
To: Minister, HOUS HOUS:EX (HOUS.minister@gov.bc.ca)
To: Madoc-Jones, Sian HOUS:EX (Sian.MadocJones@gov.bc.ca); Hosak, Mark HOUS:EX (Mark.Hosak@gov.bc.ca)
Subject: 2024 Maximum Annual Allowable Rent Increase6
Sent: 08/09/2023 23:21:01
Attachments: Minister Kahlon Aug 2023.pdf

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Dear Minister Kahlon,

I am writing you (please see attached) on behalf of our members, owners and managers of rental housing collectively providing over 550,000 units of housing for British Columbians. We are seeking your assurance that you will honour the defined CPI formula in the Residential Tenancy Act for the 2024 Maximum Annual Allowable Rent Increase. Our calculations have determined the 2024 CPI increase to be 5.6%. Thank you in advance for your serious consideration. I respectfully request, subject to your availability, that we meet to discuss this matter either virtually or in-person at your earliest convenience.

Sincerely,

David Hutniak
Chief Executive Officer
LandlordBC
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August 10, 2023

The Right Honourable Ravi Kahlon
Minister of Housing

Subject: Residential Tenancy Act 2024 Maximum Annual Allowable Rent Increase

Dear Minister Kahlon,

I am writing you on behalf of our members, owners and managers of rental housing collectively providing over 550,000 units of housing for British Columbians. We are seeking your assurance that you will honour the defined CPI formula in the Residential Tenancy Act for the 2024 Maximum Annual Allowable Rent Increase. Our calculations have determined the 2024 CPI increase to be 5.6%.

In a previous discussion with you I outlined our deep concern about the precariousness of BC's rental housing ecosystem. I stated at that time that our members believe that something has to give, and it's in your government's court to create that give. They appreciate that it's a challenge to bridge the worlds and needs of renters and landlords, but it needs to happen if we are going to come up with actual workable solutions to the quandary in which we find ourselves. The prevailing sentiment communicated to me by our members, in their words, is that your government has been "trying to have it both ways". Advancing what you consider help for renters while at the same time ignoring the fact that you are harming landlords. That won't work anymore. Your government cannot expect positive results like continued investment in existing stock and construction of new purpose-built rental when you place the burden of the rental crisis primarily on our sector.

It is with this concern for the broader rental housing ecosystem as a backdrop that I write you today, as we await your confirmation that the 2024 maximum annual allowable rent increase will be the full CPI as defined under the Residential Tenancy Act (5.6% for 2024).

We have analyzed expense data from 38 purpose-built rental buildings owned by the private sector in BC, ranging in size from 20-92 units and built between 1965 to 1981. Thirty-six of the buildings are wood-frame construction, and two are concrete. These buildings represent the majority of purpose-built rental buildings in BC, and typically offer more affordable housing for British Columbians.

From the period ended December 31, 2018 to December 31, 2022 expenses across these 38 buildings have increased an average of 38.2%. For this same period, the maximum annual allowable rent increase has increased an average of 2.52%! Minister, the last thing our sector can afford to absorb is a 2024 cap on rent increases below CPI. The business is quickly becoming unsustainable.

For the period December 31, 2018 to December 31, 2022, specific expense increases for this cohort of rental buildings are as follows:

- Property taxes – 7.4%
- Insurance – 157.6%
- Water & Sewer – 13.9%
- Electricity - -6.5% - due to rebates
- Natural Gas – 70.4%
- Waste Removal and Recycling – 49.7%
- Elevator R+M (not all buildings) – 114.4%
- Business License – 14%
- Caretaker – 10.9%
- Repairs and Maintenance – 50%

Ultimately expenses are rising at a much greater pace than what a landlord can increase rents. This will inevitably lead to landlords having to make the difficult decision to defer repairs and maintenance beyond emergency repairs and correcting deficiencies that may represent health & safety risks for residents. Furthermore, our members have advised us that they are increasingly shelving capital expenditures to their aging assets, noting that the new ARI process has had nominal impact on the decision to proceed as the cost recoveries generally represent a fraction of cost of the upgrades, and the application process is unnecessarily cumbersome. We note, and we know that the Minister understands this too well, the challenges and uncertainty associated with the operation of purpose-built rental housing in BC can and will discourage the new construction of rental housing in the province; something we are already witnessing.

LandlordBC has been a partner with your government these past several years since the BC NDP formed government. In that regard, we recognize that your government has a solid track-record for responding to the challenges renters face through legislative measures, with notable support from LandlordBC. They include:

- The elimination of fixed-term tenancies;
- The elimination of geographic increases;
- The elimination of renovictions;
- Introducing a renter's tax credit (we have long supported portable housing benefits for vulnerable populations and renters in greatest need);
- Increasing funding to the Residential Tenancy Branch on two separate occasions to provide renters with improved access to justice; and,
- Creating of the Compliance and Enforcement Unit to provide renters with an agency for additional protection from particularly egregious behaviour by a small cohort of landlords.

In addition, you have committed significant funding and resources for the creation of subsidized housing across BC, including the recently launched Rental Protection Fund. Unfortunately, you've also created considerable financial stress and uncertainty for our sector with the

elimination of the 2% from the 2%+CPI formula in September, 2018, and the subsequent rent increases freezes and caps.

As you can see Minister Kahlon, it is essential that we return to an environment where our sector, the owners and managers of rental housing, as well as rental developers (and the pension funds who provide the financing for new construction) can have the confidence and certainty they require to ensure that we have a strong and vibrant rental housing ecosystem for the long term. Your government can create that certainty by consistently applying the Maximum Annual Allowable Rent Increase as defined under the Residential Tenancy Act (CPI), starting with 2024.

We thank you in advance for your serious consideration and would welcome an opportunity to meet with you (virtually or in person) to discuss the information shared above and to discuss our continuing partnership to provide British Columbians with safe, secure, and affordable rental homes.

Sincerely,



David Hutniak
CEO
LandlordBC

E: davidh@landlordbc.ca
P: 604-644-6838 (direct)

From: David Hutniak(davidh@landlordbc.ca)
To: Hosak, Mark HOUS:EX (Mark.Hosak@gov.bc.ca)
Subject: Budget 202422
Sent: 02/15/2024 17:16:06

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

Hi Mark,

I hope all is well with you. In the past I've been invited to the budget lock-up, which I've enjoyed attending. Would you know the status of the invitations? If they've gone out and I've not received one, that would obviously mean I'm not invited this year, which would be disappointing, but stuff happens, right. Thank you in advance for any information you can share.

David Hutniak
Chief Executive Officer
LandlordBC
Phone: 604.733.9440 Ext. 202 | Mobile: 604.644.6838
Email: davidh@landlordbc.ca | Website: www.landlordbc.ca

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From: David Hutniak(davidh@landlordbc.ca)
To: Blewett, Tyann M HOUS:EX (Tyann.Blewett@gov.bc.ca); Madoc-Jones, Sian HOUS:EX (Sian.MadocJones@gov.bc.ca)
To: Hosak, Mark HOUS:EX (Mark.Hosak@gov.bc.ca)
Subject: City of Vancouver SRO Vacancy Control21
Sent: 02/05/2024 21:18:28

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

Hello Tyann and Sian,

I'm not sure if you're aware that the court decision came down in regard to the above last Friday Feb 2nd.

The good news, certainly from our perspective, is that the City of Vancouver lost its appeal. In simple terms this case settles the idea that Vancouver must "stay in its lane" because its charter, the *Vancouver Charter*, does not give it the authority to create duplicate regulation in a subject area (in this case residential tenancies) that the Province is already regulating.

Regrettably, the court did not consider the subsidiarity issue we argued as intervenor, determining it had no application in this case because of the language in the *Vancouver Charter* in effect driving the courts decision.

As you know, other municipalities are subject to a *Community Charter* and the language therein will unfortunately allow them (eg: New West) to continue their scope creep into residential tenancies. This is not good news for the renters, the Province, and rental housing providers.

I sincerely hope that Minister Kahlon, with the encouragement of the RTB, will take corrective action to amend the RTA to make in clear that municipalities can't make tenancy law anywhere.

The law firm representing us as intervenor prepared a blog which I am sharing with you below. If you have issue accessing it, please advise.

[BC Court of Appeal Releases Decision Regarding Rent Increases between Tenancies in City of Vancouver \(drouillardlawyers.com\)](https://drouillardlawyers.com/BC-Court-of-Appeal-Releases-Decision-Regarding-Rent-Increases-between-Tenancies-in-City-of-Vancouver)

Please stay safe and well.

David Hutniak
Chief Executive Officer
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From: David Hutniak(davidh@landlordbc.ca)
To: Hosak, Mark HOUS:EX (Mark.Hosak@gov.bc.ca)
Subject: LandlordBC AGM15
Sent: 10/20/2023 02:15:19

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Hi Mark. Nice meeting you. Please extend my sincere appreciation to Minister Kahlon for addressing LandlordBC's members at Wednesday's AGM. The response from our members was overwhelmingly positive. I hope he gained some value for the time he invested. Thanks again.

Stay safe and well.

David Hutniak
CEO
LandlordBC

davidh@landlordbc.ca
604-644-6838

From: David Hutniak(davidh@landlordbc.ca)
To: Hosak, Mark HOUS:EX (Mark.Hosak@gov.bc.ca)
To: Wilkins, Molly HOUS:EX (Molly.Wilkins@gov.bc.ca)
Subject: Minister Kahlon LandlordBC AGM "Fireside Chat"14
Sent: 10/04/2023 17:45:21
Attachments: 2023 AGM Agenda.pdf, Minister Kahlon AGM Questions Draft.docx

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Hello Mark. Attached are the questions I propose to ask the Minister during the course of our "fireside chat" on October 18th at the LandlordBC AGM in Victoria. I welcome discussing these with you at your earliest convenience so that we can get agreement on the direction I wish to take the conversation with the Minister. I've cc'd Molly to perhaps engage her to arrange a call sooner than later.

This will be the Minister's first opportunity to address our members, private sector owners and managers of rental housing, and a great opportunity for him to speak to the very real issues facing our sector and renters in British Columbia. We are very excited to have him join us. We would ideally like to see the Minister arrive at 6:30PM (he's welcome to join us for dinner which begins at 6pm), and then we'll start the fireside chat promptly at 6:45pm. It will end no later than 7:30.

I can be reached at my direct phone number 604-644-6838 any time. Thank you in advance for your earliest possible response.

David Hutniak
Chief Executive Officer
LandlordBC
Phone: 604.733.9440 Ext. 202 | Mobile: 604.644.6838
Email: davidh@landlordbc.ca | Website: www.landlordbc.ca

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LandlordBC 2023 Annual General Meeting

October 18, 2023 | Olympic View Golf Club | Victoria

AGENDA		
12:30 pm	Registration & Refreshments	
1:00 – 1:45 pm	The Changing Landscape of Dispute Resolution	Presenter: Hunter Boucher, Vice President, Operations, LandlordBC
2:15 – 3:00 pm	Legal Panel	Panelists: Grant Haddock, Haddock & Company Oscar Miklos, Refresh Law Michael Drouillard, Drouillard Lawyers
3:15 – 4:00 pm	Successful Rentals in Stratas	Presenter: Wendy Wall, President - Board of Directors, Vancouver Island Strata Owners Association (VISOA)
4:15 – 5:00 pm	Emergency Preparedness Panel	Panelists: Patrick Cullen, Security & Emergency Services, BC Housing Leah Wood, Claims & Loss Control Specialist, Acera Insurance Andrew Charney, Director of Asset Management Residential, Peterson
5:00 pm	Networking/bar opens in Trade Expo area	
6:00 pm	Dinner	
6:30 pm	Keynote Speaker	Hon. Ravi Kahlon, Minister of Housing and Government House Leader
7:30 pm	AGM	

Minister Kahlon LandlordBC AGM “Fireside Chat” October 18th 6:45pm

Location: Olympic View Golf Club, 643 Latoria Rd, Victoria, BC

Minister Kahlon and David Hutniak, CEO LandlordBC

LandlordBC Board Chair Jason Middleton will introduce the Minister and advise audience members that questions from the floor will be accepted at the end of the session (the audience will be asked to write their questions down on a note pad at the table and these questions will be collected by LandlordBC staff). The Chair then turns over the proceedings to David.

David will personally welcome and thank the Minister for joining LLBC at our AGM, and set stage for the discussion so that attendees will have necessary context for the conversation that will ensue with the Minister. David’s opening comments will touch upon:

- The fact that LandlordBC’s (LLBC) membership consists of private sector owners and managers of rental housing. That most of the leading rental developers are our members, plus we have meaningful cohort of non-profit housing providers within our membership because they value our advocacy, education, and legislative support services.
- In addition to providing a crucial service, our industry is a major economic contributor with an annual contribution in excess of \$10.4 billion to provincial GDP, which is almost double that of forestry.
- The fact that everyone in the audience will agree that these are challenging times for many renters, and that the most vulnerable renters need and deserve more assistance and support.
- David will then begin the questions.

Q1. So let’s get this one out of the way right of the top Minister. Your recent decision to once again cap the maximum annual allowable increase to an amount below CPI (3.5% vs CPI 5.6% for 2024) was met with considerable concern by our members and the broader sector. Leading up to your decision LandlordBC shared with you the impacts of rent increase freezes and caps for a 5 year period through 2022, where we compared operating expenses for 38 purpose-built rental buildings built before 1990. During that 5-year period we saw core operating expenses increase an average of 38.2%, while the maximum allowable increase increased an average of 2.52%. As you can see there’s a huge disparity between the real-world costs to operate and maintain rental housing versus the maximum allowable annual increases. Does it concern you that this creates a very difficult environment for the operation and enhancement of existing rental in BC, and adds a layer of uncertainty that risks pushing rental developers and pension funds to build rental housing in other jurisdictions?

Q2. In April 2023 you and Premier Eby announced your government’s The Homes for People plan intended to deliver more homes people need in a shorter timeframe to build more vibrant communities throughout B.C. Can you share with our audience some specifics about this plan and the successes thus far?

Q3. Our sector was very pleased to see the actions your government is taking to put pressure on municipalities to deliver housing. As always, there are critics, and what we’re hearing from

those critics is that the housing targets you recently announced for the 10 municipalities initially outed by you as significantly under-achieving on the new housing front, are too low. They cite the need for bolder measures noting that CMHC estimates BC needs 610,000 units of housing by 2030, versus 60,000 you've targeted over the next 5 years for these 10 municipalities. Those same critics say that as long as cities are allowed to protect and preserve huge swaths of land mass for single family homes the disaster that is our housing reality will never improve. What's your reaction and response to this criticism Minister?

Q4. As I've communicated to both you and Premier Eby in the recent past, LandlordBC and our members are very much committed to helping you address the huge challenge of addressing the severe shortage of secure long-term rental housing in BC.

Like you, we believe it is important to support the more vulnerable and that's why we strongly endorsed your renter tax credit and continue to encourage portable housing benefits more broadly to provide targeted support.

Rent controls are a blunt and ineffective tool that ultimately drives rent prices higher because they suppress the creation of new supply and discourage continued investment in existing rental causing existing buildings to age-out faster. In fact, your government commissioned a Panel of Experts to provide you with a roadmap to address the rental housing crisis, chaired by Joy MacPhail as you will recall, and in that report, she clearly indicated that rent controls need to be removed if we are to address the supply disaster.

Transitioning out of rent control is one of the things your government controls Minister. So my question to you is this, recognizing that we literally need a wartime effort to address the rental housing crisis in BC, are you not concerned that perhaps your government is missing an opportunity by not taking a serious look at transitioning out of rent control to increase supply and enhance existing buildings so that we can provide an abundance of rental housing for all British Columbians?

Q5. Shifting to another issue that has huge implications for our sector, climate change. We can all agree that climate change is real and has already had some terrible consequences in the province. Decarbonization and electrification are two significant goals for your government through the CleanBC initiative. LandlordBC is very much at the leading edge on this issue with our administering the recently launched Rental Apartment Retrofit Accelerator pilot program funded by the City of Vancouver, CleanBC. The project is going to provide huge learnings about the feasibility and cost-drivers to decarbonize our existing rental apartments.

When you look at the rental housing market, and especially all the old apartment buildings at or near the end of their functional lives, I'm certain you share our concern about the scale, complexity and cost of undertaking deep retrofits to meet the Province's climate goals. Do you envision your government committing to meaningful supports, be it tax credits or whatever for our sector to address this challenge? Part two of this question is would it not make sense to redirect monies collected through the carbon tax to provide these needed supports for our sector?

Time dependent: Questions from the floor will then be read to the Minister.

From: David Hutniak(davidh@landlordbc.ca)
To: Hosak, Mark HOUS:EX (Mark.Hosak@gov.bc.ca)
Subject: Minister Kahlon LandlordBC Fireside Chat12
Sent: 09/27/2023 19:18:21

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Hello Mark. I hope all is well. No doubt very busy times at your end. I am a little behind in finalizing the draft questions for the Minister's fireside chat with me at our October 18th AGM. I'm on this the next couple of days so thank you in advance for your patience. Any questions, please advise. If you wish to chat, 604-644-6838. Take care.

David Hutniak
Chief Executive Officer
LandlordBC
Phone: 604.733.9440 Ext. 202 | Mobile: 604.644.6838
Email: davidh@landlordbc.ca | Website: www.landlordbc.ca

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From: David Hutniak(davidh@landlordbc.ca)
To: Wilkins, Molly HOUS:EX (Molly.Wilkins@gov.bc.ca)
To: Hosak, Mark HOUS:EX (Mark.Hosak@gov.bc.ca)
Subject: RE: 2024 Maximum Annual Allowable Rent Increase7
Sent: 08/17/2023 22:15:01

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Thank you Molly! I appreciate your assistance and we look forward to the Minister joining us October 18th at our AGM. I look forward to connecting with Mark upon his return from his well-deserved vacation.

David Hutniak
Chief Executive Officer
LandlordBC
Phone: 604.733.9440 Ext. 202 | Mobile: 604.644.6838
Email: davidh@landlordbc.ca | Website: www.landlordbc.ca

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From: Hosak, Mark HOUS:EX(Mark.Hosak@gov.bc.ca)
To: David Hutniak (davidh@landlordbc.ca); Wilkins, Molly HOUS:EX (Molly.Wilkins@gov.bc.ca)
Subject: Re: 2024 Maximum Annual Allowable Rent Increase9
Sent: 08/25/2023 22:28:26

Hi David,

Happy we were able to confirm the Minister's attendance for your event. Let me know what you need from us at this stage and I look forward to the full agenda and draft questions when you have them.

Cheers,

Mark

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From: David Hutniak <davidh@landlordbc.ca>
Sent: Thursday, August 17, 2023 3:15:01 PM
To: Wilkins, Molly HOUS:EX <Molly.Wilkins@gov.bc.ca>
Cc: Hosak, Mark HOUS:EX <Mark.Hosak@gov.bc.ca>
Subject: RE: 2024 Maximum Annual Allowable Rent Increase

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Thank you Molly! I appreciate your assistance and we look forward to the Minister joining us October 18th at our AGM. I look forward to connecting with Mark upon his return from his well-deserved vacation.

David Hutniak
Chief Executive Officer
LandlordBC
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From: David Hutniak(davidh@landlordbc.ca)
To: Hosak, Mark HOUS:EX (Mark.Hosak@gov.bc.ca); Wilkins, Molly HOUS:EX (Molly.Wilkins@gov.bc.ca)
Subject: Re: 2024 Maximum Annual Allowable Rent Increase10
Sent: 08/28/2023 13:54:21

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Thanks Mark. I'll be in touch soon. Have a great week.

David Hutniak
CEO
LandlordBC

davidh@landlordbc.ca
604-644-6838

From: Hosak, Mark HOUS:EX <Mark.Hosak@gov.bc.ca>
Sent: Friday, August 25, 2023 3:28:26 PM
To: David Hutniak <davidh@landlordbc.ca>; Wilkins, Molly HOUS:EX <Molly.Wilkins@gov.bc.ca>
Subject: Re: 2024 Maximum Annual Allowable Rent Increase

Hi David,

Happy we were able to confirm the Minister's attendance for your event. Let me know what you need from us at this stage and I look forward to the full agenda and draft questions when you have them.

Cheers,

Mark

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From: David Hutniak <davidh@landlordbc.ca>
Sent: Thursday, August 17, 2023 3:15:01 PM
To: Wilkins, Molly HOUS:EX <Molly.Wilkins@gov.bc.ca>
Cc: Hosak, Mark HOUS:EX <Mark.Hosak@gov.bc.ca>
Subject: RE: 2024 Maximum Annual Allowable Rent Increase

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Thank you Molly! I appreciate your assistance and we look forward to the Minister joining us October 18th at our AGM. I look forward to connecting with Mark upon his return from his well-deserved vacation.

David Hutniak

Chief Executive Officer

LandlordBC

Phone: 604.733.9440 Ext. 202 | Mobile: 604.644.6838

Email: davidh@landlordbc.ca<mailto:davidh@landlordbc.ca> | Website:

<http://www.landlordbc.ca/><<http://www.landlordbc.ca/>>

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trk=company_logo>[cid:image006.png@01D9D11D.615FDEF0]

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From: Wilkins, Molly HOUS:EX <Molly.Wilkins@gov.bc.ca>

Sent: Thursday, August 17, 2023 2:47 PM

To: David Hutniak <davidh@landlordbc.ca>

Cc: Hosak, Mark HOUS:EX <Mark.Hosak@gov.bc.ca>

Subject: RE: 2024 Maximum Annual Allowable Rent Increase

Hi David,

Just to keep you in the loop- Minister Kahlon would be happy to attend this event, so this is our official RSVP to the LandlordsBC AGM 2023!

When Mark is back, he will work with you to coordinate this.

Thank you for your patience on this!

Molly Wilkins

Acting Administrative Coordinator to the Honourable Ravi Kahlon

Minister of Housing

Parliament Buildings | Room 248 | 778.587.2660

From: David Hutniak <davidh@landlordbc.ca<mailto:davidh@landlordbc.ca>>
Sent: Tuesday, August 15, 2023 3:44 PM
To: Wilkins, Molly HOUS:EX <Molly.Wilkins@gov.bc.ca<mailto:Molly.Wilkins@gov.bc.ca>>
Subject: Re: 2024 Maximum Annual Allowable Rent Increase

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Thank you.

David Hutniak

CEO

LandlordBC

davidh@landlordbc.ca<mailto:davidh@landlordbc.ca>

604-644-6838

From: Wilkins, Molly HOUS:EX <Molly.Wilkins@gov.bc.ca<mailto:Molly.Wilkins@gov.bc.ca>>
Sent: Tuesday, August 15, 2023 3:39:42 PM
To: David Hutniak <davidh@landlordbc.ca<mailto:davidh@landlordbc.ca>>
Subject: RE: 2024 Maximum Annual Allowable Rent Increase

Hi David,

I will ask Minister Kahlon's Chief of Staff and get back to you. s. 22
s. 22 , so this is probably why you haven't heard from him.

I'll get back to you as soon as I hear!

Thanks,

Molly Wilkins

Acting Administrative Coordinator to the Honourable Ravi Kahlon

Minister of Housing

Parliament Buildings | Room 248 | 778.587.2660

From: David Hutniak <davidh@landlordbc.ca<mailto:davidh@landlordbc.ca>>

Sent: Tuesday, August 15, 2023 3:36 PM

To: Wilkins, Molly HOUS:EX <Molly.Wilkins@gov.bc.ca<mailto:Molly.Wilkins@gov.bc.ca>>

Cc: Mark Sakai (mark@gvhba.org<mailto:mark@gvhba.org>) <mark@gvhba.org<mailto:mark@gvhba.org>>

Subject: RE: 2024 Maximum Annual Allowable Rent Increase

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Hello Molly.

Thank you for your email. We appreciate the demands on the Minister and welcome a meeting in the fall.

While I have your attention, perhaps you can assist me. We have been in communication with Mark Hosak in the Minister's office regarding the Minister serving as keynote speaker (actually participating in a town hall meeting with me) at LandlordBC's October 18th, 2023 Annual General Meeting, being held in Victoria. The initial response was positive with Mark recently advising that fall scheduling is being addressed currently (as you too alluded to).

We are sincerely hoping, on behalf of our members, that the Minister will be in a position to confirm his participation sooner than later. As I advised Mark this is in the evening with the Minister participating in the town hall beginning at 6:30/6:45pm. The event is only open to our members, no media are present, and we do not record the keynote address.

Thank you for any assistance you can provide.

Have an enjoyable evening.

David Hutniak

Chief Executive Officer

LandlordBC

Phone: 604.733.9440 Ext. 202 | Mobile: 604.644.6838

Email: davidh@landlordbc.ca<mailto:davidh@landlordbc.ca> | Website:
<http://www.landlordbc.ca/><<http://www.landlordbc.ca/>>

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From: Wilkins, Molly HOUS:EX <Molly.Wilkins@gov.bc.ca<mailto:Molly.Wilkins@gov.bc.ca>>
Sent: Tuesday, August 15, 2023 2:36 PM
To: David Hutniak <davidh@landlordbc.ca<mailto:davidh@landlordbc.ca>>
Subject: RE: 2024 Maximum Annual Allowable Rent Increase

Good afternoon, David,

Thank you for reaching out to the office of Minister Ravi Kahlon, the Minister of Housing. Due to Minister Kahlon's Government House Leader and Minister of Housing schedule, Minister Kahlon is unable to meet at this time. However, I will be in touch in the fall to set something up.

Thanks again for reaching out, enjoy the rest of your summer!

Molly Wilkins

Acting Administrative Coordinator to the Honourable Ravi Kahlon

Minister of Housing

Parliament Buildings | Room 248 | 778.587.2660

From: David Hutniak <davidh@landlordbc.ca<mailto:davidh@landlordbc.ca>>
Sent: Wednesday, August 9, 2023 4:21 PM
To: Minister, HOUS HOUS:EX <HOUS.minister@gov.bc.ca<mailto:HOUS.minister@gov.bc.ca>>
Cc: 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>>
Subject: 2024 Maximum Annual Allowable Rent Increase

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

Dear Minister Kahlon,

I am writing you (please see attached) on behalf of our members, owners and managers of rental housing collectively providing over 550,000 units of housing for British Columbians. We are seeking your assurance that you will honour the defined CPI formula in the Residential Tenancy Act for the 2024 Maximum Annual Allowable Rent Increase. Our calculations have determined the 2024 CPI increase to be 5.6%. Thank you in advance for your serious consideration. I respectfully request, subject to your availability, that we meet to discuss

this matter either virtually or in-person at your earliest convenience.

Sincerely,

David Hutniak

Chief Executive Officer

LandlordBC

Phone: 604.733.9440 Ext. 202 | Mobile: 604.644.6838

Email: davidh@landlordbc.ca<mailto:davidh@landlordbc.ca> | Website:
<http://www.landlordbc.ca/><<http://www.landlordbc.ca/>>

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[cid:image004.png@01D9D11D.615FDEF0]<<https://www.instagram.com/landlordbc/>>

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trk=company_logo>[cid:image006.png@01D9D11D.615FDEF0]

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From: Madoc-Jones, Sian HOUS:EX(Sian.MadocJones@gov.bc.ca)
To: David Hutniak (davidh@landlordbc.ca)
To: Hosak, Mark HOUS:EX (Mark.Hosak@gov.bc.ca)
Subject: RE: Minister Kahlon Keynote Speaker LandlordBC AGM 2023
Sent: 07/25/2023 16:19:18

Good morning David,

Thanks very much for reaching out – my summer is great, I hope you're also getting some time to enjoy the great weather (tho not these past few days 😊)

Happy to let you know by next week whether Minister Kahlon can attend. Also I'm cc'ing Mark Hosak who is a Senior Advisor in our office and the lead on tenancy and landlord issues here in our office. Apologies if I've already introduced you two!

Best,
Siân

From: David Hutniak <davidh@landlordbc.ca>
Sent: Tuesday, July 25, 2023 8:33 AM
To: Madoc-Jones, Sian HOUS:EX <Sian.MadocJones@gov.bc.ca>
Subject: RE: Minister Kahlon Keynote Speaker LandlordBC AGM 2023

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

Hello Sian,

I trust you are enjoying your summer. Further to my earlier email below, we have now finalized the date for our AGM. The date is October 18th and as previously advised it will be held in Victoria. We would be honoured to have Minister Kahlon speak to our members at the AGM dinner as the keynote speaker. Can you kindly acknowledge receipt of this email and provide us with some indication as to the Minister's willingness and availability to serve as keynote speaker at our AGM. If he's unavailable we obviously would appreciate knowing sooner than later so that we can make other arrangements. Thank you in advance. If you wish to discuss, please call me at 604-644-6838. Thank you for your assistance.

David Hutniak
Chief Executive Officer
LandlordBC
Phone: 604.733.9440 Ext. 202 | Mobile: 604.644.6838
Email: davidh@landlordbc.ca | Website: www.landlordbc.ca

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To: David Hutniak (davidh@landlordbc.ca)
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Sent: 07/25/2023 16:19:18

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Subject: RE: Minister Kahlon Keynote Speaker LandlordBC AGM 2023

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From: Hosak, Mark HOUS:EX(Mark.Hosak@gov.bc.ca)
To: David Hutniak (davidh@landlordbc.ca); Madoc-Jones, Sian HOUS:EX (Sian.MadocJones@gov.bc.ca)
Subject: RE: Minister Kahlon Keynote Speaker LandlordBC AGM 20232
Sent: 07/25/2023 16:25:54

Hi David,

Great to meet you as well.

We will be in touch soon regarding the Minister's availability. Would you kindly be able to give us a few time frames we can work with on October 18th?

Thanks and all the best,

Mark

From: David Hutniak <davidh@landlordbc.ca>
Sent: Tuesday, July 25, 2023 9:23 AM
To: Madoc-Jones, Sian HOUS:EX <Sian.MadocJones@gov.bc.ca>
Cc: Hosak, Mark HOUS:EX <Mark.Hosak@gov.bc.ca>
Subject: RE: Minister Kahlon Keynote Speaker LandlordBC AGM 2023

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Thank you Sian, and hello Mark. I don't believe I've been introduced to Mark. Thank you for the introduction Sian. I look forward to connecting with you soon Mark.

David Hutniak
Chief Executive Officer
LandlordBC
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Email: davidh@landlordbc.ca | Website: www.landlordbc.ca

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From: David Hutniak(davidh@landlordbc.ca)
To: Hosak, Mark HOUS:EX (Mark.Hosak@gov.bc.ca); Madoc-Jones, Sian HOUS:EX (Sian.MadocJones@gov.bc.ca)
To: David Hutniak (davidh@landlordbc.ca)
Subject: URGENT: 937 View Street Rental Housing Project – Dec 14th/23 Committee of the Whole29
Sent: 12/12/2023 17:27:13
Attachments: City of Victoria 937 View Dec 2023.pdf

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

Hi Mark and Sian. I had reached out to the Minister earlier on this rental project. The saga continues for our member trying to build 269 new purpose-built rental homes in the City of Victoria. The Committee of the Whole public hearing is happening the evening of Thursday Dec 14th. The member has reached out to me after seeing staff's report to Council released Friday (<https://pub-victoria.escribemeetings.com/filestream.ashx?DocumentId=94578>) and subsequently learning that Council is now "spooked" despite significant community support for the project (and no known community opposition). He's very concerned that the project will get turned down, again. Is there any way for the Minister to "intervene". Could you perhaps jump on a phone call this morning with Chris Nelson, the proponent, to hear first-hand about the project and his plea for assistance from the Minister? Our letter of support attached.

Thank you in advance.

David Hutniak
Chief Executive Officer
LandlordBC
Phone: 604.733.9440 Ext. 202 | Mobile: 604.644.6838
Email: davidh@landlordbc.ca | Website: www.landlordbc.ca

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From: Chris Nelson <chris@nelsoninvestmentsinc.com>
Sent: Tuesday, December 12, 2023 8:52 AM
To: David Hutniak <davidh@landlordbc.ca>

Cc: Christine Glead <christine@getcircle.ca>

Subject: Re: 937 View Street Rental Housing Project – Dec 12/23 Committee of the Whole

Hi David,

Planning has councillors scared off with their report: <https://pub-victoria.escribemeetings.com/filestream.ashx?DocumentId=94578>

It is so ridiculous. We were told to have greater compliance with the new dcap. Which we have done. Slight non compliance in a couple minor areas.

This project is exactly what the government wants: rental, no parking, urban walkable and bikable location. If we are turned down again, I suspect the public will be very frustrated. Like they were last time.

Is it worth trying this on with the minister?

Regards Chris

Chris Nelson
604-318-6877

On Dec 8, 2023, at 12:41 PM, David Hutniak <davidh@landlordbc.ca> wrote:

Dear Mayor and Council,
LandlordBC is a non-profit association and the leading voice for owners and managers of rental housing in British Columbia. I am writing (please see attached) on behalf of our 3300 members in support of the above-captioned proposal for a secure purpose-built rental housing project providing the community with 269 new rental homes maintained as rental housing into perpetuity.
Thank you in advance for your serious consideration.

David Hutniak
Chief Executive Officer
LandlordBC
Phone: 604.733.9440 Ext. 202 | Mobile: 604.644.6838
Email: davidh@landlordbc.ca | Website: www.landlordbc.ca

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December 8, 2023

Mayor and Council
City of Victoria

Sent via email: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: 937 View Street Rental Housing Project – Dec 12/23 Committee of the Whole

Dear Mayor and Council,

LandlordBC is a non-profit association and the leading voice for owners and managers of rental housing in British Columbia. I am writing on behalf of our 3300 members in support of the above-captioned proposal for a secure purpose-built rental housing project providing the community with 269 new rental homes maintained as rental housing into perpetuity.

Anyone even casually following the continuing rental housing crisis in BC will be aware that as a housing typology, secure purpose-built rental housing has been neglected for well over three decades and, to this date, remains extremely challenging to build due to a dramatic rise in the cost of financing (interest rates), land, and construction costs. While we need to build housing across the tenure continuum, from a policy and economic perspective, it is critical that we focus our collective efforts primarily on the construction of an over-abundance of purpose-built rental housing, like the project before you proposed for 937 View Street. While this Council has taken many positive steps to help address the housing deficit in the City of Victoria, the reality is that more needs to be done. This project is an incredible opportunity for you to continue to demonstrate your vision and leadership for the community and renters.

As the LandlordBC team took stock of this project, we were left impressed with the proponent's commitment to delivering what can appropriately be described as a legacy project for the City of Victoria and the renter community. This project strikingly demonstrates what we and other stakeholders have long argued is a significant barrier to the creation of purpose-built rental housing. I refer to historically flawed parking minimum requirements that continue to exist in so many municipalities.

In that context, 937 View Street's legacy will be that by approving this project you will have converted a 45-stall surface car parking lot into 269 homes with **no parking**. This is indeed an amazing accomplishment that will have implications beyond the homes created. I of course refer to the significant environmental and health implications by removing 269+ cars from the streets of Victoria while providing residents with storage for in the order of 339

bicycles so that they can take advantage of the incredible cycling infrastructure in the City of Victoria.

There are many other attributes of this project that excite us and should excite you too. We note the unit mix provides 219 one-bedroom units and 16 three-bedroom units (only 12% of the units are studio suites). The proponent has focused significant attention to ensuring that these homes incorporate leading edge design and layout to maximize their footprint. This includes extensive built-in cabinetry and in-board bedrooms, to improve the livability, comfort, and functionality of these homes.

Amenities for the residents are also a top priority, and the proponent has incorporated a long list of amenity spaces that total over 5,500 sqft including:

- Power for e-bikes and a bike maintenance station
- A large sun-lit outdoor talk walk area (yes, this is a pet-friendly building)
- A resident community garden
- A 6th floor side-yard patio, a large rooftop patio and two generously sized interior gathering/exercise amenity spaces
- A street level public café/lounge

Victoria is a highly desirable place to live, work and raise a family. Purchasing a home in Victoria remains challenging for families with renting continuing to be the more affordable option. The problem is we simply do not have enough new secure purpose-built rental housing to provide options for both current and future renters. Renters want the health and safety that comes with these new buildings, and they also want the amenities. This project delivers on both those fronts, and so much more.

In closing, I wish to reiterate that LandlordBC and its members strongly support this project, and we respectfully ask you to approve this application to ensure that this critical rental housing gets built for the community. Thank you.

Sincerely,



David Hutniak
CEO
LandlordBC

From: David Hutniak(davidh@landlordbc.ca)
To: Hosak, Mark HOUS:EX (Mark.Hosak@gov.bc.ca); Madoc-Jones, Sian HOUS:EX (Sian.MadocJones@gov.bc.ca)
Subject: 2024 Max Annual Increase....timing to permit adequate notice to tenants20
Sent: 08/30/2023 16:28:21

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Hello Sian and Mark,

You are aware that LandlordBC has been advocating for policy fairness for our sector in the context of the 2024 maximum annual allowable increase, and we remain hopeful that the Minister will be sensitive to the issues we raised on behalf of our members. Having said that, we assume that the Minister has made his decision at this juncture, which we will obviously respect.

We are now at a critical point with regard to the timing of his announcement, as a significant majority of annual rental lease renewals are set for January 1st 2024. As the Minister will know, 3 months notice is legislatively required for any rent increases. This notification process is a significant undertaking, particularly for larger property managers and landlords, as I'm sure the Minister can appreciate. In simple terms, we would like to know his decision at the earliest possible date (ideally this week) so that our members can undertake a timely and efficient communication process with their residents.

Can you kindly give us a sense for when the Minister will be communicating the 2024 maximum annual allowable increase, and please advance our request to the Minister for the earliest possible release of his decision.

Thank you in advance for your assistance. If you wish to discuss, please call me at 604-644-6838.

David Hutniak
Chief Executive Officer
LandlordBC
Phone: 604.733.9440 Ext. 202 | Mobile: 604.644.6838
Email: davidh@landlordbc.ca | Website: www.landlordbc.ca

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From: David Hutniak(davidh@landlordbc.ca)
To: Madoc-Jones, Sian HOUS:EX (Sian.MadocJones@gov.bc.ca)
Subject: 2024 Rent Increase23
Sent: 09/14/2023 22:42:53

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Hi Sian. I meant to get back to you to thank you again for the heads-up on the announcement. Please convey to the Minister, on my behalf, that I sincerely appreciate the balance he and the Premier tried to achieve with the 2024 maximum. I conveyed this same message to the Premier.

We look forward to continuing our collaboration with the Minister to find workable solutions to support both renters and landlords. We have many issues that will require his consultation and collaboration with LandlordBC. These include retrofitting our aging rental stock, where economically feasible, to make them more energy efficient, while reducing carbon emissions. Integrating cooling in the existing rental stock is certainly another issue that I know the Minister, like our organization, is concerned about. Having timely access to justice for both renters and landlords at the RTB continues to be an issue. Finally, increasingly we are seeing individual municipalities creating additional and unnecessary layers of tenancy legislation (through bylaws) which is outside their jurisdiction. This usurping of Provincial authority is very problematic and risks creating an untenable patchwork of regulations that will serve only to discourage folks from becoming landlords.

Thank you in advance for your sharing this with the Minister.

Stay safe and well.

David Hutniak
Chief Executive Officer
LandlordBC
Phone: 604.733.9440 Ext. 202 | Mobile: 604.644.6838
Email: davidh@landlordbc.ca | Website: www.landlordbc.ca

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From: Madoc-Jones, Sian HOUS:EX(Sian.MadocJones@gov.bc.ca)
To: Collins, Teri HOUS:EX (Teri.Collins@gov.bc.ca)
Subject: RE: 2024 Max Annual Increase....timing to permit adequate notice to tenants22
Sent: 08/31/2023 01:35:33

Yes I think so. Last year we announced Sept 7. I'd rather just say that we'll ensure the sector has sufficient time and they will know in the next few weeks.

From: Collins, Teri HOUS:EX <Teri.Collins@gov.bc.ca>
Sent: Wednesday, August 30, 2023 6:33 PM
To: Madoc-Jones, Sian HOUS:EX <Sian.MadocJones@gov.bc.ca>
Subject: RE: 2024 Max Annual Increase....timing to permit adequate notice to tenants

Oh I guess to prep letters etc. to be to renters by Oct 1...

From: Madoc-Jones, Sian HOUS:EX <Sian.MadocJones@gov.bc.ca>
Sent: Wednesday, August 30, 2023 6:30 PM
To: Collins, Teri HOUS:EX <Teri.Collins@gov.bc.ca>
Subject: FW: 2024 Max Annual Increase....timing to permit adequate notice to tenants
Importance: High

From: David Hutniak <davidh@landlordbc.ca>
Sent: Wednesday, August 30, 2023 9:28 AM
To: Hosak, Mark HOUS:EX <Mark.Hosak@gov.bc.ca>; Madoc-Jones, Sian HOUS:EX <Sian.MadocJones@gov.bc.ca>
Subject: 2024 Max Annual Increase....timing to permit adequate notice to tenants
Importance: High

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Hello Sian and Mark,

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From: Madoc-Jones, Sian HOUS:EX(Sian.MadocJones@gov.bc.ca)
To: David Hutniak (davidh@landlordbc.ca); Gunnarson, Jess HOUS:EX (Jess.Gunnarson@gov.bc.ca); Blewett, Tyann M HOUS:EX (Tyann.Blewett@gov.bc.ca)
To: Dowler, Thea HOUS:EX (Thea.Dowler@gov.bc.ca)
Subject: RE: BC Gov News - B.C. improving services, wait times for tenants, landlords24
Sent: 12/15/2023 00:53:35

Hi David,

Thanks so much for your email – it is definitely not always a common thing for us to receive positive feedback from a stakeholder group so we appreciate you recognizing all of the hard work that the amazing staff at the RTB have been doing.

All the best/happy holidays,

Siân

From: David Hutniak <davidh@landlordbc.ca>
Sent: Wednesday, December 13, 2023 2:45 PM
To: Gunnarson, Jess HOUS:EX <Jess.Gunnarson@gov.bc.ca>; Blewett, Tyann M HOUS:EX <Tyann.Blewett@gov.bc.ca>
Cc: Minister, HOUS HOUS:EX <HOUS.minister@gov.bc.ca>; Madoc-Jones, Sian HOUS:EX <Sian.MadocJones@gov.bc.ca>
Subject: BC Gov News - B.C. improving services, wait times for tenants, landlords

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Hello Jess and Tyann,

I was great to see the recent press release from Minister Kahlon sharing with the public the meaningful improvements at the RTB for both tenants and landlords. As a member of the RTB stakeholder group, LandlordBC has been privy to the progress being made, but I know we can all agree that it's been some time since a press release touting such positive developments at the RTB has been released, let alone possible. This doesn't happen without good leadership and teamwork.

As such, I would like to take this opportunity on behalf of LandlordBC and our members to say that we genuinely and sincerely appreciate the concerted effort you and your colleagues apply daily to make the Branch more responsive to tenants and landlords. I personally wish to especially acknowledge your individual leadership efforts. There's more work to be done, but the results to-date are encouraging. Know that my team and I are here to collaborate with you and support your efforts. Thank you!

I wish you and your families a wonderful holiday season and all the best in the new year!

David Hutniak
Chief Executive Officer
LandlordBC
Phone: 604.733.9440 Ext. 202 | Mobile: 604.644.6838
Email: davidh@landlordbc.ca | Website: www.landlordbc.ca

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From: noreply.newsondemand@gov.bc.ca <noreply.newsondemand@gov.bc.ca>
Sent: Wednesday, December 13, 2023 9:02 AM
To: David Hutniak <davidh@landlordbc.ca>
Subject: BC Gov News - B.C. improving services, wait times for tenants, landlords

[]

[B.C. improving services, wait times for tenants, landlords](#)

Renters and landlords in B.C. are seeing faster and more efficient residential tenancy dispute resolutions thanks to government's recent service improvements.

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From: Madoc-Jones, Sian HOUS:EX(Sian.MadocJones@gov.bc.ca)
To: David Hutniak (davidh@landlordbc.ca); Blewett, Tyann M HOUS:EX (Tyann.Blewett@gov.bc.ca)
To: Hosak, Mark HOUS:EX (Mark.Hosak@gov.bc.ca)
Subject: RE: City of Vancouver SRO Vacancy Control25
Sent: 02/06/2024 00:01:14

Thanks for sharing this with us David.

Best,
Sian

From: David Hutniak <davidh@landlordbc.ca>
Sent: Monday, February 5, 2024 1:18 PM
To: Blewett, Tyann M HOUS:EX <Tyann.Blewett@gov.bc.ca>; Madoc-Jones, Sian HOUS:EX <Sian.MadocJones@gov.bc.ca>
Cc: Hosak, Mark HOUS:EX <Mark.Hosak@gov.bc.ca>
Subject: City of Vancouver SRO Vacancy Control

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Hello Tyann and Sian,

I'm not sure if you're aware that the court decision came down in regard to the above last Friday Feb 2nd.

The good news, certainly from our perspective, is that the City of Vancouver lost its appeal. In simple terms this case settles the idea that Vancouver must "stay in its lane" because its charter, the *Vancouver Charter*, does not give it the authority to create duplicate regulation in a subject area (in this case residential tenancies) that the Province is already regulating.

Regrettably, the court did not consider the subsidiarity issue we argued as intervenor, determining it had no application in this case because of the language in the *Vancouver Charter* in effect driving the courts decision.

As you know, other municipalities are subject to a *Community Charter* and the language therein will unfortunately allow them (eg: New West) to continue their scope creep into residential tenancies. This is not good news for the renters, the Province, and rental housing providers.

I sincerely hope that Minister Kahlon, with the encouragement of the RTB, will take corrective action to amend the RTA to make in clear that municipalities can't make tenancy law anywhere.

The law firm representing us as intervenor prepared a blog which I am sharing with you below. If you have issue accessing it, please advise.

[BC Court of Appeal Releases Decision Regarding Rent Increases between Tenancies in City of Vancouver \(drouillardlawyers.com\)](https://drouillardlawyers.com)

Please stay safe and well.

David Hutniak
Chief Executive Officer
LandlordBC
Phone: 604.733.9440 Ext. 202 | Mobile: 604.644.6838

Email: davidh@landlordbc.ca | Website: www.landlordbc.ca

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To: David Hutniak (davidh@landlordbc.ca)
To: Hosak, Mark HOUS:EX (Mark.Hosak@gov.bc.ca)
Subject: RE: Minister Kahlon Keynote Speaker LandlordBC AGM 202327
Sent: 07/25/2023 16:19:18

Good morning David,

Thanks very much for reaching out – my summer is great, I hope you're also getting some time to enjoy the great weather (tho not these past few days 😊)

Happy to let you know by next week whether Minister Kahlon can attend. Also I'm cc'ing Mark Hosak who is a Senior Advisor in our office and the lead on tenancy and landlord issues here in our office. Apologies if I've already introduced you two!

Best,
Siân

From: David Hutniak <davidh@landlordbc.ca>
Sent: Tuesday, July 25, 2023 8:33 AM
To: Madoc-Jones, Sian HOUS:EX <Sian.MadocJones@gov.bc.ca>
Subject: RE: Minister Kahlon Keynote Speaker LandlordBC AGM 2023

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Hello Sian,

I trust you are enjoying your summer. Further to my earlier email below, we have now finalized the date for our AGM. The date is October 18th and as previously advised it will be held in Victoria. We would be honoured to have Minister Kahlon speak to our members at the AGM dinner as the keynote speaker. Can you kindly acknowledge receipt of this email and provide us with some indication as to the Minister's willingness and availability to serve as keynote speaker at our AGM. If he's unavailable we obviously would appreciate knowing sooner than later so that we can make other arrangements. Thank you in advance. If you wish to discuss, please call me at 604-644-6838. Thank you for your assistance.

David Hutniak
Chief Executive Officer
LandlordBC
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From: Hosak, Mark HOUS:EX(Mark.Hosak@gov.bc.ca)
Schollen, Tasha GCPE:EX (Tasha.Schollen@gov.bc.ca); Madoc-Jones, Sian HOUS:EX
(Sian.MadocJones@gov.bc.ca); Karimi, Nina ECC:EX (Nina.Karimi@gov.bc.ca);
To: Dowler, Thea HOUS:EX (Thea.Dowler@gov.bc.ca); Beninger, Dave HOUS:EX
(Dave.Beninger@gov.bc.ca); Shah, Amna HOUS:EX (Amna.Shah@gov.bc.ca)
To: Suddaby, Clay GCPE:EX (Clay.Suddaby@gov.bc.ca)
Subject: RE: MRK SNs & QA for LandlordBC AGM26
Sent: 10/18/2023 15:17:31
Attachments: SN_LandlordBC AGM_FINAL_mh.docx

Hi Folks,

Thanks so much for the materials.

I made a few edits to the speech to try and adopt MRKs frame that it is not about balancing the rights/needs of landlords and tenants but focusing on cracking down on bad actors that are ruining things for the vast majority of people who play by the rules.

Cheers,

Mark

From: Schollen, Tasha GCPE:EX <Tasha.Schollen@gov.bc.ca>
Sent: Tuesday, October 17, 2023 3:28 PM
To: Madoc-Jones, Sian HOUS:EX <Sian.MadocJones@gov.bc.ca>; Karimi, Nina HOUS:EX
<Nina.Karimi@gov.bc.ca>; Dowler, Thea HOUS:EX <Thea.Dowler@gov.bc.ca>; Hosak, Mark HOUS:EX
<Mark.Hosak@gov.bc.ca>; Beninger, Dave HOUS:EX <Dave.Beninger@gov.bc.ca>; Shah, Amna HOUS:EX
<Amna.Shah@gov.bc.ca>
Cc: Suddaby, Clay GCPE:EX <Clay.Suddaby@gov.bc.ca>; Schollen, Tasha GCPE:EX <Tasha.Schollen@gov.bc.ca>
Subject: MRK SNs & QA for LandlordBC AGM

Hi folks,
SNs and QA for tomorrow's Landlord BC event.

Tasha Schollen | Communications Manager
Government Communications and Public Engagement
Ministry of Housing
Cell: 250-889-1121



Speaking Notes
for
Ravi Kahlon
Minister of Housing

LandlordBC 2023 Annual General Meeting

Wednesday, Oct. 18, 2023

6:30pm to 7:30pm

Olympic View Golf Club

643 Latoria Rd., Victoria, B.C.

Contact on site: David Hutniak, CEO, LandlordBC

Cell: **604 644-6838**

CHECK AGAINST DELIVERY

Event Information/Speaking Notes

Event: LandlordBC 2023 Annual General Meeting

When: Wednesday, Oct. 18, 2023 | 1pm start; 6:30pm for MRK

Where: Olympic View Golf Club, 643 Latoria Rd., Victoria, B.C

Contact: David Hutniak, CEO, LandlordBC | Cell: 604 644-6838

Speaking Length: 5-7 minutes

Key Participants:

- **Emcee:** Jason Middleton, board chair, LandlordBC
- **Fireside Chat Host:** David Hutniak, CEO, LandlordBC
- **Keynote Speaker:** Ravi Kahlon, Minister of Housing and Government House Leader

Audience Description: LandlordBC members, private sector owners, and managers of rental housing.

Event Background: Minister Kahlon will speak at the LandlordBC Annual General Meeting, highlighting changes in the Residential Tenancy Branch and other initiatives around renter and landlord supports and protections in line with the Homes for People action plan. A fireside chat will follow, touching on housing topics and the Homes for People action plan.

LandlordBC 2023 Annual General Meeting

AGENDA		
12:30 pm	Registration & Refreshments	
1:00 – 1:45 pm	The Changing Landscape of Dispute Resolution	Presenter: Hunter Boucher, Vice President, Operations, LandlordBC
2:15 – 3:00 pm	Legal Panel	Panelists: Grant Haddock, Haddock & Company Oscar Miklos, Refresh Law Michael Drouillard, Drouillard Lawyers
3:15 – 4:00 pm	Successful Rentals in Stratas	Presenter: Wendy Wall, President - Board of Directors, Vancouver Island Strata Owners Association (VISOA)
4:15 – 5:00 pm	Emergency Preparedness Panel	Panelists: Patrick Cullen, Security & Emergency Services, BC Housing; Leah Wood, Claims & Loss Control Specialist, Acera Insurance; Andrew Charney, Director of Asset Management Residential, Peterson
5:00 pm	Networking/bar opens in Trade Expo area	
6:00 pm	Dinner	
6:30 pm	Keynote Speaker	Hon. Ravi Kahlon, Minister of Housing and Government House Leader
7:30 pm	AGM	

Speaking Notes

- Good evening.
- Territorial acknowledgement: Coast Salish Peoples, specifically those of the Lekwungen and WSÁNEĆ (Wh-sa-nitch) Peoples.
- Thank you for having me and for the opportunity to speak with you.

- You and your members across the province play an important role in helping address the housing crisis in our province.
- I am sure that you've all been having productive discussions today.
- As you all know very well, housing affordability is certainly one of the biggest challenges facing our province.

- We made housing a priority when we formed government in 2017 and we have taken strong actions that are increasing our housing stock.
- We now have nearly 77-thousand homes delivered or are underway.
- We are making solid progress, but we know we have much more work to do — and we are committed to getting that work done.

- Through our Homes for People action plan, we are building on this progress by initiating more strategies to address today's challenges.
- And these challenges have become more complex with the lasting impacts of the pandemic, high inflation and interest rates, and market volatility.

- A key part of our strategy is focused on making the rental system work better for everyone involved.
- I have heard many calls from both landlords and renters about how certain changes need to be made to meet the economic demands of the industry.
- We understand that we need to change the conversation about renting in BC.
- We know that the vast majority of landlords and tenants, play by the rules,

have respectful relationships and are the foundation of a healthy rental market.

- That is why it is so disheartening when the conversation about renting, especially in the media, is dominated by the bad actors who break the rules.
- We hear you and we understand you — and that is why we continue to make improvements to change the conversation.

- We have introduced measures that better protect both landlords and renters from these bad actors.
- The Residential Tenancy Branch is working on making its services more user-friendly and easier to navigate to allow landlords and tenants to resolve their disputes in a timely manner.

- Our government has made long overdue investments to provide additional resources to the RTB, and we're making headway.
- Those investments are helping the RTB reduce frustration and save time by intervening early to prevent the need for hearings in the first place.

- We have invested up to \$15.6 million over the next three years to improve services and reduce delays at the RTB.
- We are taking it seriously when a tenant hasn't paid rent.
- We are fast-tracking these disputes to prevent them from piling up while you wait for a hearing.
- They are scheduled at just over six weeks compared to 17 weeks at this time last year.

- Earlier this month, we also expanded the Direct Request Process to allow landlords to get an Order of Possession quicker when a tenant hasn't disputed the end of the tenancy.
- Direct requests were limited to unpaid rent and utilities but are now available for tenancies ending for cause.
- Our estimates indicate this could save up to two-thousand hearing spots per year and provide quicker resolution for landlords waiting to get their units back.

- We are also improving our hearing wait times.
- I know there has been frustration on this — I empathize with you and the waits you have been experiencing.
- The numbers have improved considerably, and we continue to work to reduce them.

- Over the past year, wait times have dropped by approximately 32%.
- There is still more work to be done, but we're making steady progress.
- And we'll be introducing more reforms later this fall.
- We will be proposing legislative changes soon that will enhance how the dispute process works.

- The goal is to have a more customer service-oriented process to make it easier, quicker, and more effective for everyone.
- No landlord should be stuck with someone who does not comply with their responsibilities under the Act.
- No tenant should be stuck in a situation where a landlord isn't abiding by their tenancy agreement.

- This relationship is too important to let the worst people ruin it for everyone.

Conclusion

- We are in a housing crisis, and we need to make sure we are doing everything we can to give landlords the support they need to confidently rent out their units.
- Better protections, services, and supports are in place for everyone.

- We are doing what we can to make the rental system work for all.
- Every one of you are important partners in maintaining and growing the rental housing supply in our province.
- I look forward to the continued partnership with you all. Thank you.

-END-

From: Madoc-Jones, Sian HOUS:EX(Sian.MadocJones@gov.bc.ca)
To: David Hutniak (davidh@landlordbc.ca); Hosak, Mark HOUS:EX (Mark.Hosak@gov.bc.ca)
Subject: RE: URGENT: 937 View Street Rental Housing Project – Dec 14th/23 Committee of the Whole28
Sent: 12/15/2023 01:00:01

Hi David,

Just going through all of my emails as you can see ;). We have a policy in the Housing Minister's office that we don't send support letters for developments unless they're non-profit projects (even if that was the case in the past). And apologies if we had had more lead time we could have looked into this sooner and considered a reach out to Mayor/Council if we felt it warranted it. But let us know about the outcome of the hearing and I'll follow up if needed.

Best,
Siân

From: David Hutniak <davidh@landlordbc.ca>
Sent: Tuesday, December 12, 2023 9:27 AM
To: Hosak, Mark HOUS:EX <Mark.Hosak@gov.bc.ca>; Madoc-Jones, Sian HOUS:EX <Sian.MadocJones@gov.bc.ca>
Cc: David Hutniak <davidh@landlordbc.ca>
Subject: URGENT: 937 View Street Rental Housing Project – Dec 14th/23 Committee of the Whole
Importance: High

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

Hi Mark and Sian. I had reached out to the Minister earlier on this rental project. The saga continues for our member trying to build 269 new purpose-built rental homes in the City of Victoria. The Committee of the Whole public hearing is happening the evening of Thursday Dec 14th. The member has reached out to me after seeing staff's report to Council released Friday (<https://pub-victoria.escribemeetings.com/filestream.ashx?DocumentId=94578>) and subsequently learning that Council is now "spooked" despite significant community support for the project (and no known community opposition). He's very concerned that the project will get turned down, again. Is there any way for the Minister to "intervene". Could you perhaps jump on a phone call this morning with Chris Nelson, the proponent, to hear first-hand about the project and his plea for assistance from the Minister? Our letter of support attached.

Thank you in advance.

David Hutniak
Chief Executive Officer
LandlordBC
Phone: 604.733.9440 Ext. 202 | Mobile: 604.644.6838
Email: davidh@landlordbc.ca | Website: www.landlordbc.ca

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From: Chris Nelson <chris@nelsoninvestmentsinc.com>
Sent: Tuesday, December 12, 2023 8:52 AM
To: David Hutniak <davidh@landlordbc.ca>
Cc: Christine Gleed <christine@getcircle.ca>
Subject: Re: 937 View Street Rental Housing Project – Dec 12/23 Committee of the Whole

Hi David,

Planning has councillors scared off with their report: <https://pub-victoria.escribemeetings.com/filestream.ashx?DocumentId=94578>

It is so ridiculous. We were told to have greater compliance with the new dcap. Which we have done. Slight non compliance in a couple minor areas.

This project is exactly what the government wants: rental, no parking, urban walkable and bikable location. If we are turned down again, I suspect the public will be very frustrated. Like they were last time.

Is it worth trying this on with the minister?

Regards Chris

Chris Nelson
604-318-6877

On Dec 8, 2023, at 12:41 PM, David Hutniak <davidh@landlordbc.ca> wrote:

Dear Mayor and Council,
LandlordBC is a non-profit association and the leading voice for owners and managers of rental housing in British Columbia. I am writing (please see attached) on behalf of our 3300 members in support of the above-captioned proposal for a secure purpose-built rental housing project providing the community with 269 new rental homes maintained as rental housing into perpetuity.
Thank you in advance for your serious consideration.

David Hutniak
Chief Executive Officer
LandlordBC
Phone: 604.733.9440 Ext. 202 | Mobile: 604.644.6838
Email: davidh@landlordbc.ca | Website: www.landlordbc.ca

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From: David Hutniak(davidh@landlordbc.ca)
To: Gunnarson, Jess HOUS:EX (Jess.Gunnarson@gov.bc.ca); Blewett, Tyann M HOUS:EX (Tyann.Blewett@gov.bc.ca)
To: Minister, HOUS HOUS:EX (HOUS.minister@gov.bc.ca); Madoc-Jones, Sian HOUS:EX (Sian.MadocJones@gov.bc.ca)
Subject: BC Gov News - B.C. improving services, wait times for tenants, landlords
Sent: 12/13/2023 22:45:17

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Hello Jess and Tyann,

I was great to see the recent press release from Minister Kahlon sharing with the public the meaningful improvements at the RTB for both tenants and landlords. As a member of the RTB stakeholder group, LandlordBC has been privy to the progress being made, but I know we can all agree that it's been some time since a press release touting such positive developments at the RTB has been released, let alone possible. This doesn't happen without good leadership and teamwork.

As such, I would like to take this opportunity on behalf of LandlordBC and our members to say that we genuinely and sincerely appreciate the concerted effort you and your colleagues apply daily to make the Branch more responsive to tenants and landlords. I personally wish to especially acknowledge your individual leadership efforts. There's more work to be done, but the results to-date are encouraging. Know that my team and I are here to collaborate with you and support your efforts. Thank you!

I wish you and your families a wonderful holiday season and all the best in the new year!

David Hutniak
Chief Executive Officer
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Phone: 604.733.9440 Ext. 202 | Mobile: 604.644.6838
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[B.C. improving services, wait times for tenants, landlords](#)

Renters and landlords in B.C. are seeing faster and more efficient residential tenancy dispute resolutions thanks to government's recent service improvements.

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