

**From:** Madoc-Jones, Sian HOUS:EX(Sian.MadocJones@gov.bc.ca)  
**To:** Meghan.Sali@gov.bc.ca, Sali, Meghan PREM:EXTeri.Collins@gov.bc.ca, Collins, Teri HOUS:EX  
**To:** Dave.Beninger@gov.bc.ca, Beninger, Dave HOUS:EX  
**Subject:** FW: LandlordBC Press Release re: April 2nd Annoucement  
**Sent:** 04/08/2024 23:30:55  
**Attachments:** LandlordBC News Release - The BC NDP's April 2 2024 Annoucement A Missed Opportunity for Landlord Support.pdf

Hi folks, realized that I forgot to share this with you on Thursday.

Siân

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**From:** David Hutniak <davidh@landlordbc.ca>  
**Sent:** Thursday, April 4, 2024 1:01 PM  
**To:** Madoc-Jones, Sian HOUS:EX <Sian.MadocJones@gov.bc.ca>; Beninger, Dave HOUS:EX <Dave.Beninger@gov.bc.ca>  
**Cc:** David Hutniak <davidh@landlordbc.ca>  
**Subject:** LandlordBC Press Release re: April 2nd Annoucement

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Hello Sian and Dave,

We kindly ask that you please share this press release (attached) with Minister Kahlon. With all due respect to the Minister, our members have expressed huge disappointment with the April 2<sup>nd</sup> announcement. The overwhelming response from our members was that the announcement does not offer meaningful supports for our sector, and in fact does quite the opposite. We felt compelled to share this concern in the public domain so that all stakeholders understand our sector's reality.

We have huge respect for the Minister and applaud him for the vision and leadership he's demonstrated to address the dearth of housing supply in BC. We also appreciate his openness to understanding the intricacies of our sector and listening to our concerns. We've always viewed ourselves as a trusted partner for the Minister and his government, and we're committed to continuing to working collaboratively with him to ensure that together we maintain a strong and healthy rental housing ecosystem.

We welcome discussing the issues we've raised in the press release with the Minister at his convenience, and in particular the four recommendations that we've made for immediate action to support our sector and, by extension, renters.

Thank you for your assistance.

David Hutniak  
Chief Executive Officer  
LandlordBC  
Phone: 604.733.9440 Ext. 202 | Mobile: s. 22  
Email: [davidh@landlordbc.ca](mailto:davidh@landlordbc.ca) | Website: [www.landlordbc.ca](http://www.landlordbc.ca)

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**April 4, 2024**

## **NEWS RELEASE**

### **The BC NDP's April 2, 2024, Announcement: A Missed Opportunity for Landlord Support**

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**From:** Beninger, Dave HOUS:EX(Dave.Beninger@gov.bc.ca)  
**To:** HOUS.MOInformationRequests@gov.bc.ca, HOUS MO Information Requests HOUS:EX  
**To:** Teri.Collins@gov.bc.ca, Collins, Teri HOUS:EX  
**Subject:** Priority | PTT Budget Timelines  
**Sent:** 04/19/2024 20:41:23

MO Information Request – submit to <a href="mailto:HOUS.MOInformationrequests@gov.bc.ca">HOUS.MOInformationrequests@gov.bc.ca</a>	
<b>Request submitted by:</b>	Dave Beninger
<b>Type of Request:</b> <ul style="list-style-type: none"> <li><b>Urgent</b> (same day/1-day turnaround)</li> <li><b>Priority</b> (2–5-day turnaround and/or as requested)</li> <li><b>Routine</b> (2-week turnaround)</li> </ul>	Priority
<b>Date Information Needed By</b>	April 22, 2024
<b>Detailed Description of Request</b>	<p>Minister Kahlon may raise the below during the ADM check in on Monday. Full info can be sent over mid-end of next week.</p> <p>We do see the answer below – i.e. it takes time to implement – but we should still ask for more details from Finance.</p>
<b>Intended Use</b>	Minister’s awareness   Stakeholder relations

**From:** David Hutniak <[davidh@landlordbc.ca](mailto:davidh@landlordbc.ca)>  
**Sent:** Thursday, April 18, 2024 8:45:51 AM  
**To:** Beninger, Dave HOUS:EX <[Dave.Beninger@gov.bc.ca](mailto:Dave.Beninger@gov.bc.ca)>  
**Subject:** FW: BC Budget 2024 .... 2% PTT on purpose-built rental

You don't often get email from [davidh@landlordbc.ca](mailto:davidh@landlordbc.ca). [Learn why this is important](#)

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Hello Dave,

I hope this email finds you well. LandlordBC was pleased to see BC Budget 2024 address this issue as it pertains to purpose-built rental (see email thread below). Unfortunately, the implementation of the exemption is delayed to 2025 which means that it will slow transactions meaningfully in 2024 which I think is the opposite of what the Minister wants to accomplish. Freezing the market does not get capital back into hands of developers where they can build again. I would appreciate your discussing this matter with the Minister and I can quickly arrange for representatives from our membership/sector who could speak to this issue in greater detail so that the Minister understands the unintended consequences. We have great respect for Ms. Zhuang in Finance and appreciate her continuing efforts.

David Hutniak  
 Chief Executive Officer  
 LandlordBC  
 Phone: 604.733.9440 Ext. 202 | Mobile: [s. 22](tel:6047339440)  
 Email: [davidh@landlordbc.ca](mailto:davidh@landlordbc.ca) | Website: [www.landlordbc.ca](http://www.landlordbc.ca)

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**From:** Zhuang, Teresa Q FIN:EX <[Teresa.Zhuang@gov.bc.ca](mailto:Teresa.Zhuang@gov.bc.ca)>  
**Sent:** Tuesday, April 16, 2024 10:58 AM  
**To:** David Hutniak <[davidh@landlordbc.ca](mailto:davidh@landlordbc.ca)>  
**Cc:** Glickman, Marika FIN:EX <[Marika.Glickman@gov.bc.ca](mailto:Marika.Glickman@gov.bc.ca)>  
**Subject:** RE: BC Budget 2024 .... 2% PTT on purpose-built rental

Hi David,

Thank you for your email. We are glad to hear the positive feedback from you regarding the general PTT exemption for new purpose-built rentals announced in Budget 2024. Similar to how the further 2% PTT exemption was implemented (i.e., announced in Budget 2023 and implemented in 2024), we need the time to implement the systems changes necessary to properly administer the new exemption.

Regards,  
Teresa

**Teresa Zhuang**  
Director, Housing  
Property Tax and Assessment Policy Branch  
BC Ministry of Finance  
Phone: 778-974-2384

**From:** David Hutniak <[davidh@landlordbc.ca](mailto:davidh@landlordbc.ca)>  
**Sent:** Thursday, April 11, 2024 8:12 AM  
**To:** Zhuang, Teresa Q FIN:EX <[Teresa.Zhuang@gov.bc.ca](mailto:Teresa.Zhuang@gov.bc.ca)>  
**Cc:** Glickman, Marika FIN:EX <[Marika.Glickman@gov.bc.ca](mailto:Marika.Glickman@gov.bc.ca)>  
**Subject:** BC Budget 2024 .... 2% PTT on purpose-built rental

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Hello Teresa,

I hope this email finds you well. You will recall we communicated on the PTT issue as it pertains to purpose-built rental in the past. LandlordBC was pleased to see BC Budget 2024 address this issue and thank you and your colleagues for the work you did on this issue.

I was hoping you could explain to me why this exemption isn't being implemented until January 1, 2025. This will negate 2024 transactions which would be undermine the government's broader objectives. Thank you in advance for your assistance.



<https://www2.gov.bc.ca/gov/content/taxes/property-taxes/property-transfer-tax/exemptions/purpose-built-rental-exemption>

David Hutniak  
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**From:** Zhuang, Teresa Q FIN:EX <[Teresa.Zhuang@gov.bc.ca](mailto:Teresa.Zhuang@gov.bc.ca)>  
**Sent:** Friday, January 27, 2023 8:58 AM  
**To:** David Hutniak <[davidh@landlordbc.ca](mailto:davidh@landlordbc.ca)>  
**Cc:** Glickman, Marika FIN:EX <[Marika.Glickman@gov.bc.ca](mailto:Marika.Glickman@gov.bc.ca)>  
**Subject:** Further 2% PTT

Hi David,

I am the Director of Housing at the Ministry of Finance. I understand that you have provided some feedback on the further 2% PTT applied to purpose-built rental buildings and had discussions with my colleague, Shauna Sunder, last year. I just have a couple of quick follow-up questions, and are wondering if you're available for a call (half an hour is probably all we need). Any time this morning, except for 11-11:30am, would work for us, or Monday would be fine too.

Thank you, and I look forward to hearing from you.

Regards,  
Teresa

**Teresa Zhuang**  
Director, Housing  
Property Tax and Assessment Policy Branch  
BC Ministry of Finance  
Phone: 778-974-2384