

From: [Blewett, Tyann M OHCS:EX](#)
To: [OHCS RTB Staff All Locations](#)
Subject: FW: 2019 Maximum Allowable Rent Increase: 2.5%
Date: Wednesday, September 26, 2018 2:01:08 PM
Attachments: [QAs for website \(2\).docx](#)
Importance: High

It's official – announcement just made

This e-mail is to advise you of the allowable rent increases for 2019.

Residential tenancies:

- For a rent increase that takes effect in 2019, the allowable increase is **2.5%**.

Manufactured home parks:

- For a rent increase that takes effect in 2019 the allowable increase is **2.5% + the proportional amount**.

Please note: Landlords that have already provided notice to their tenants for a 2019 rent increase are required to completed an updated form with the new rent increase formula and provide a new notice to tenants.

The 3 months' notice requirement is not applicable to the updated notices. Updated forms and information will be available on the Residential Tenancy Branch Website.

Here is a link to the News Release <https://news.gov.bc.ca/releases/2018PREM0072-001870> that went out at 1:15 pm

Here is a link to the Rental Housing Task Force early recommendations [letter](#).

Please see attached Q & A to assist in responding to public inquiries. We will also post it on @RTB

The RTB website is being updated with the new information.

Information is also available in the IO One Note to assist with responding to inquiries.

I will share the actual Order in Council which changes the Residential Tenancy Regulation and Manufactured Home Park Tenancy Regulation when it is available.

Any questions, please let me know

Tyann Blewett

Director of Policy

Residential Tenancy Branch

Phone: 778-679-3277

From: [Hunter, Christine OHCS:EX](#)
To: [Patrucco, Ian MAH:EX](#)
Cc: [Blewett, Tyann M OHCS:EX](#)
Subject: FW: Q & A rent increase
Date: Thursday, September 27, 2018 9:38:09 AM
Attachments: [QAs for website \(2\).docx](#)
[image001.jpg](#)

Hi Ian,

As discussed, please see attached.

Please let me know if there are other questions the MO would like addressed.

Thanks,

Christine Hunter

Junior Policy Analyst and Correspondence Writer

UC (778) 974-3881

Cell (250) 882-4213

Residential Tenancy Branch

Office of Housing and Construction Standards

Ministry of Municipal Affairs and Housing



From: [Steves, Gregory OHCS:EX](#)
To: [Blewett, Tyann M OHCS:EX](#)
Subject: FW: Rent Control
Date: Tuesday, September 18, 2018 10:55:21 AM
Attachments: [image001.png](#)

Stay tuned...

From: Ashbourne, Craig MAH:EX
Sent: Tuesday, September 18, 2018 10:27 AM
To: Steves, Gregory OHCS:EX
Subject: RE: Rent Control

s.13

Craig Ashbourne

Senior Ministerial Assistant

Minister of Municipal Affairs and Housing and responsible for Translink

C: 250-213-3187

E: craig.ashbourne@gov.bc.ca

From: Steves, Gregory OHCS:EX
Sent: Tuesday, September 18, 2018 10:18 AM
To: Ashbourne, Craig MAH:EX
Subject: Rent Control
Importance: High

It never occurred to ask if you want similar changes to the MHTPA rent control formula?

Greg Steves RI

Assistant Deputy Minister

Office of Housing and Construction Standards

Ministry of Municipal Affairs and Housing

Gregory.steves@gov.bc.ca

Top-Work-Unit_sig1



From: [Steves, Gregory OHCS:EX](#)
To: [Blewett, Tyann M OHCS:EX](#)
Subject: FW: Rental Operating Expenses vs Allowable Maximum Increase
Date: Tuesday, September 18, 2018 11:01:12 AM
Attachments: [image001.gif](#)
[image002.gif](#)
[image003.png](#)
[OpExp vs RTA Rent Increase Blog.pdf](#)
Importance: High

From: Ashbourne, Craig MAH:EX
Sent: Tuesday, September 18, 2018 10:56 AM
To: Steves, Gregory OHCS:EX
Cc: Leslie, Lisa GCPE:EX
Subject: FW: Rental Operating Expenses vs Allowable Maximum Increase
Importance: High

fyi

Craig Ashbourne

Senior Ministerial Assistant

Minister of Municipal Affairs and Housing and responsible for Translink

C: 250-213-3187

E: craig.ashbourne@gov.bc.ca

From: David Hutniak [<mailto:davidh@landlordbc.ca>]
Sent: Tuesday, September 18, 2018 8:33 AM
To: Ashbourne, Craig MAH:EX
Subject: Rental Operating Expenses vs Allowable Maximum Increase
Importance: High

Craig,

s.13

Thank you for your assistance.

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



#areyouregistered Go To Landlordregistry.ca

cid:image009.png@01CEE6C8.5E6F8E60



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LANDLORDBC

A 10-Year Analysis of Rental Building Expenses vs. RTA Maximum Allowable Rent Increase

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Questions and Answers

1. Q: How much will rent be increased in 2019?

- The new rent formula for 2019 will be limited to inflation (2.5%).

2. Q: How will this impact Manufactured Home Park Tenancy Regulations?

- For 2019 the Manufactured Home Park Tenancy Regulation, rent formula will be inflation (2.5%) + a proportional amount.

3. Q: How will this announcement affect the work of the Rental Housing Task Force?

- The work of the Rental Housing Task Force will continue and further recommendations on how to maintain a balance between landlords and renters will be presented to the Premier and Minister of Municipal Affairs and Housing in the fall.

4. Q: Why was this decision made?

- The Task Force has provided government with preliminary recommendations to amend BC's rent control provisions by removing the 2% component of the rent increase formula.

5. Q: Is this fair for landlords? How will Landlords cover maintenance costs?

- The Residential Tenancy Branch will work closely with landlord advocacy groups on expanded circumstances under which a landlord could apply for an additional rent increase to reflect the costs of maintaining their rental properties.

6. Q: When does this new rent formula take affect?

- The new rent formula applies to rent increases effective on or after January 1, 2019.

- **Landlords can only increase the rent once in a 12 month period by an amount permitted by law and they need to use the right form and give the tenant three full months' notice of the rent increase.**

7. Q: What Happens if landlords have already given notice to tenants for a 2019 rent increase?

- **Landlords that have provided notice to their tenants are required to completed an updated form with the new rent increase formula and provide notice to tenants. The landlord 3 months' notice requirement is not applicable to the updated notice.**
- **Updated forms and information will be available on the Residential Tenancy Branch Website.**

From: Elder, Kathy A OHCS:EX
To: Lemelin, John OHCS:EX
Cc: Blewett, Tyann M OHCS:EX
Subject: RE: Contact Centre - A couple of things
Date: Tuesday, September 25, 2018 10:46:06 AM
Attachments: image001.png

Hi there

Yes – are far as questions on the call center about the rent increase. All we can say is below:

- The recommendation was made by the taskforce to government.
- The recommendations are currently being review by the Premier and our Minister (Selina Robinson)
- If they support the recommendations, they will present them to cabinet.
- Any decisions around this issue will be posted ASAP on our website.
- Government is expected to make a decision quickly.
- Once a decision is made the branch will make sure to provide information to people on what will happen if they have already issued a notice.

From: Lemelin, John OHCS:EX
Sent: Tuesday, September 25, 2018 10:39 AM
To: Elder, Kathy A OHCS:EX
Subject: FW: Contact Centre - A couple of things
Thank you.

John Lemelin | Director - Information Services |

Residential Tenancy Branch

Office of Housing and Construction Standards
Ministry of Municipal Affairs and Housing
Office: (604) 775-2582
Mobile: (778) 874-0107
Email: John.Lemelin@gov.bc.ca



From: Christie, Lynn OHCS:EX
Sent: September-25-18 10:31
To: Lemelin, John OHCS:EX
Subject: Contact Centre - A couple of things

Hi John,

Hope you are doing well today. I am covering the contact centre (CC) s.22

I was going to email Tyann s.22 . Is there any further clarification we can get about the rent increase issue?

We are getting lots of calls on the CC right now. People are especially wondering about their current notice of rent increases already issued. I have told the IO's to say something to the effect of: We haven't received anything formal yet. They can continue to check our website as it will be posted once something becomes official.

I wanted to let you know as well that around 9:20 all but two IO's lost their calls. There were several having distorted calls as well which seemed to fix with a reboot. However, there are intermittent calls being dropped right now and one IO is still experiencing distorted calls. I have opened up a help desk ticket and put it as a medium priority for Computertalk, as there seems to be an issue with their server. I'll records this on the report in the G:\RTB\iceBAR folder

Kind regards

Lynn

From: Blewett, Tyann M OHCS:EX
Sent: Monday, September 24, 2018 9:58 AM
To: OHCS RTB Staff All Locations
Subject: FW: BC Gov News - Rental Housing Task Force recommends cut to annual rent increase cap

For your information – the Rental Housing Task Force is recommending a change to the rent increase formula for 2019 – reducing it to inflation only. For MHPTA it would be removing the extra 2% and just having inflation + proportional amount. I hope to have more information on Wednesday at our staff meeting but it's very likely we'll be making a change.

From: noreply.newsondemand@gov.bc.ca [mailto:noreply.newsondemand@gov.bc.ca]
Sent: Monday, September 24, 2018 9:46 AM
To: Blewett, Tyann M OHCS:EX
Subject: BC Gov News - Rental Housing Task Force recommends cut to annual rent increase cap



Rental Housing Task Force recommends cut to annual rent increase cap

British Columbia's Rental Housing Task Force is recommending the provincial government change the annual allowable rent increase formula to ease pressure on renters.

[► READ MORE](#)

[Economy](#), [Government Operations](#), [Municipal Affairs and Housing](#)

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[See more from BC Gov News](#)

Please do not respond to this message

From: [Gordon, Alexis M OHCS:EX](#)
To: [Blewett, Tyann M OHCS:EX](#)
Cc: [McLay, Richard OHCS:EX](#); [Romanovska, Oleksandra OHCS:EX](#); [Lui, Mansun OHCS:EX](#); [Shojaei, Mohammad OHCS:EX](#); [Gomez, Joshua R OHCS:EX](#)
Subject: RE: FYI: Change Request for Rent Formula
Date: Tuesday, September 18, 2018 4:14:57 PM

10-4.

The SE excludes the MHPTA. The rent increase calculator excludes the additional rent increase types allowed under the MHPTA – so from a systems perspective, there are no changes on top of what is outlined below.

From: Blewett, Tyann M OHCS:EX
Sent: Tuesday, September 18, 2018 3:55 PM
To: Gordon, Alexis M OHCS:EX
Cc: McLay, Richard OHCS:EX; Romanovska, Oleksandra OHCS:EX; Lui, Mansun OHCS:EX; Shojaei, Mohammad OHCS:EX; Gomez, Joshua R OHCS:EX
Subject: RE: FYI: Change Request for Rent Formula
New development – it'll be changing the MHPTA rent formula as well.

From: Gordon, Alexis M OHCS:EX
Sent: Tuesday, September 18, 2018 2:29 PM
To: Blewett, Tyann M OHCS:EX
Cc: McLay, Richard OHCS:EX; Romanovska, Oleksandra OHCS:EX; Lui, Mansun OHCS:EX; Shojaei, Mohammad OHCS:EX; Gomez, Joshua R OHCS:EX
Subject: FYI: Change Request for Rent Formula

Hello Ty,

Quick update on the pending regulation change:

- I have submitted a Change Request through the Cayzu Help Desk and have identified you as the Change Owner ([Ticket #2230](#)); I took a guess at all of the collateral/systems/people that require updating.
- The rent increase calculator can be updated fairly quickly on Thursday, September 20, once a formal announcement has been made. I will reach out to Josh to validate the changes before publishing.
- Minor language updates to the Solution Explorer are required. I have reached out to the DRO to advise them of the pending change (did not disclose the particulars). The earliest deployment date they can accommodate is Friday, September 28. I will reach out to Josh to validate the changes before publishing.
- No changes to the Service Portal.
- I believe those are the only changes that require the ICI Team but please reach out if would like any support. Jackie Doyon knows how to update the IVR as long as she has the updated script. Please loop in Mo in case there are technical issues.

Thanks and please reach out any time if you have questions.

Alexis

Alexis Gordon

Residential Tenancy Branch | Innovation and Continuous Improvement Team | Ministry of Municipal Affairs and Housing

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s.14

From: Sparrow, Brad OHCS:EX
To: Blewett, Tyann M OHCS:EX; Pollard, Lesley OHCS:EX
Cc: Clout, Lisa OHCS:EX; Doyon, Jacqueline OHCS:EX
Subject: RE: Rent Increase-IMPORTANT
Date: Thursday, September 20, 2018 10:48:58 AM
Attachments: image001.jpg

Just following up on Tyann's note, the plan is to include

s.12

From: Blewett, Tyann M OHCS:EX
Sent: Thursday, September 20, 2018 9:19 AM
To: Pollard, Lesley OHCS:EX
Cc: Sparrow, Brad OHCS:EX; Clout, Lisa OHCS:EX; Doyon, Jacqueline OHCS:EX
Subject: RE: Rent Increase-IMPORTANT

Thanks for the heads up – good point. I think it'll be ok though – we're dealing with situations where

s.13

From: Pollard, Lesley OHCS:EX
Sent: Thursday, September 20, 2018 9:00 AM
To: Blewett, Tyann M OHCS:EX
Cc: Sparrow, Brad OHCS:EX; Clout, Lisa OHCS:EX; Doyon, Jacqueline OHCS:EX
Subject: Rent Increase-IMPORTANT

Hi Tyann,

Jackie is sitting in the office while Lisa and I are working on the rent increase info for the website and brought up a very important point....service of documents.

If landlords send the notice by registered mail, 5 days are needed for service...therefore the last day landlords can issue notices in this way is Tuesday, September 25th, for notices to take effect January 1st, 2019.

Looking forward to hearing your thoughts.

Lesley

Lesley Pollard, Coordinator of Education & Training

RTB-2c



Residential Tenancy Branch

Education and Training

Tel: 250 888 4449

Fax: 250 356 9377

PO Box 9844 Stn Prov Govt

Victoria, BC, V8W 9R2

RTB offices are now open from 9 am to 4 pm.

Information and the E-Service for filing applications for dispute resolution are always available on our website at

www.gov.bc.ca/landlordtenant



BRIEFING NOTE FOR INFORMATION

Date: September 24, 2018

Prepared For: Honourable Selina Robinson, Minister of Municipal Affairs and Housing

Title: Amendments to the Residential Tenancy Regulation and the Manufactured Home Park Tenancy Act - Rent Increase Formula

Issue: Amend the Residential Tenancy Regulation and the Manufactured Home Park Tenancy Regulation to remove the 2% component from the annual rent increase formula.

SUMMARY:

- **An Order in Council (OIC) package is ready for Cabinet approval**
- **The OIC sets the annual rent increase formula at the rate of inflation (plus a proportional amount for manufactured home park tenancies)**

BACKGROUND:

Government is committed to amending the *Residential Tenancy Act (RTA)* and the *Manufactured Home Park Tenancy Act (MHPTA)* to provide stronger protections for renters. The RTA allows landlords to raise the rent once per year during a tenancy by an amount calculated in accordance with the Residential Tenancy Regulation ("the annual rent increase"). The amount is equal to the inflation rate plus 2%. Under the Manufactured Home Park Tenancy Regulation, the formula is the same but it includes a "proportional amount" which allows landlords to pass through certain costs to tenants. In 2017 and 2018, the annual allowable increase was 3.7 and 4.0% respectively. For 2019, the annual rent increase will be 4.5%. This would be the largest increase since 2004.

The Rental Housing Task Force is undertaking a comprehensive review of BC's tenancy laws including the system of rent control. During the consultation process, the task force heard concerns from landlords about changes to tenancy laws that could impact their ability to recover costs, and tenant concerns about ongoing affordability challenges, particularly in low vacancy rental markets like the Lower Mainland and Victoria.

The task force has provided government with a preliminary recommendation. They recommend that the Ministry amend BC's rent control provisions by removing the 2% component from the rent increase formula, and for government to consult with landlord groups on additional rent increases for certain eligible expenses not covered under the new formula.

DISCUSSION:

s.12;s.13



Ministry of
Municipal Affairs
and Housing

s.13

FINANCIAL IMPLICATIONS:

s.13

PREPARED BY:

Lisa Clout, Policy Analyst
Residential Tenancy Branch
(250) 882-4627

APPROVED BY:

Greg Steves, ADM
Office of Housing and Construction Standards

Jacqueline Dawes, Deputy Minister

DATE APPROVED:

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s.12; s.13; s.14

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s.12; s.13

Part 1 – GENERAL

Name of Draft Regulation:	Residential Tenancy Regulation		
Date of Draft Regulation:			
Name of Associated Legislation:	Residential Tenancy Act		
Name of Ministry:	Municipal Affairs and Housing		
Ministry Contact:	Brad Sparrow	Phone:	250.893.3590
Email:	brad.sparrow@gov.bc.ca		

1. Please indicate whether the regulation is:

<input type="checkbox"/>	New
<input checked="" type="checkbox"/>	Amended
Name of the Regulation being replaced (if applicable):	

2. Please provide a brief summary of the proposed regulation.

s.12;s.13

3. Please state whether:

a)	You have a targeted Cabinet meeting date (Y/N):	Y	If yes, for what date?	s.13
b)	PCT has reviewed a Legislative PIA (LPIA) on legislative amendments that relate to the proposed regulation (Y/N):			n/a
If yes, please attach a copy and indicate the relevant parts.				

Part 2 – PRIVACY (Protection of Privacy)

In the following questions, “**proposed regulation**” means the new or amended regulation that your ministry is putting forward. This RPIA deals strictly with that regulation and does not assess compliance under FOIPPA as it applies to existing legislation or regulations or the programs that are operational under your legislation.

4. a) In the proposed regulation, what personal information, if any, is authorized to be collected, used or disclosed? Please detail as specific a list as possible.

None

- b) Will there be a change to the scope (amount or type) of personal information being collected, used, or disclosed? If so, please describe the changes in as much detail as possible.

No

5. Collection of personal information

a)	Does the proposed regulation specifically authorize or involve the collection of personal information?		
	Yes	<input checked="" type="checkbox"/>	No (If no, proceed to question 6)
If yes , please describe the personal information being collected and the purpose for the collection. In addition, please provide the rationale for the collection.			
b)	If personal information is to be collected, will it be collected directly from the individual concerned?		
	Yes (If yes, proceed to question 6)	<input type="checkbox"/>	No
If no, please specify what statutory authority the regulation will rely on in order to authorize indirect collection (see s. 27 of FOIPPA).			

6. Use of personal information

a)	Does the proposed regulation specifically authorize or involve the use of personal information?		
	Yes	<input checked="" type="checkbox"/>	No (If no, proceed to question 7)
If yes, please describe the use and provide a rationale for it.			

7. Disclosure of personal information

a)	Does the proposed regulation specifically authorize or involve the disclosure of personal information?	
	Yes	<input checked="" type="checkbox"/> No (If no, proceed to question 8)
If yes, please describe and provide the purpose and rationale to support the disclosure. Please also describe to whom the personal information would be disclosed.		
b)	Does the proposed regulation involve the disclosure of personal information outside Canada? (This includes information posted on the internet: storage outside Canada includes temporary storage on servers outside Canada.)	
	Yes (Please describe and provide the rationale)	<input type="checkbox"/> No (If no, proceed to question 8)

8. Does the proposed regulation address the retention/disposal of personal information? If so, please explain what processes or plans will be in place to address retention/disposal of personal information.

No

Part 3 – ACCESS (Freedom of Information)

9. Does the proposed regulation relate to a section in the legislation that **overrides** or **limits** provisions of FOIPPA or that asserts that the regulation will operate **notwithstanding** or **despite** FOIPPA?

	Yes	<input checked="" type="checkbox"/> No (If no, proceed to question 10)
a)	If yes, please identify the provisions of FOIPPA that will be affected or overridden:	
b)	Please also cite the operative section in the proposed regulation (if available):	

10. Does the proposed regulation involve a confidentiality clause, or relate to a confidentiality clause in legislation, or any other provision that limits the access of an individual to their personal information or other records of the public body?


Regulation Privacy Impact Assessment (RPIA)

PIA#MAH18027R

	Yes	<input checked="" type="checkbox"/>	No
a)	If yes, please cite and reproduce the relevant section in the proposed regulation or associated legislation (if available):		
b)	Please explain why the confidentiality clause or other limiting provision is necessary (if this has not been previously addressed in a legislative PIA):		

Part 4 – CONCLUSION

This RPIA is based on the draft regulation identified on page one. If the regulation undergoes any subsequent, substantive changes, please inform PCT immediately, as it may affect the validity or soundness of this RPIA. Not doing so may delay the passage of the regulation.

RPIA Completed by:	Brad Sparrow	Title:	Policy Analyst	Date:	s.13
PCT Signature:		Name/Title:	Quinn Fletcher/ A/Director, Operations and Privacy Management	Date:	s.13

Regulation Privacy Impact Assessment (RPIA)

PIA#MAH18035R

Is this RPIA necessary?

Yes: Section 69(5) of the *Freedom of Information and Protection of Privacy Act* (FOIPPA) states that the head of a ministry must conduct a privacy impact assessment (PIA) in accordance with the directions of the minister responsible for the FOIPPA. Section 69 (5.1) states that the PIA must be submitted to the minister responsible for the FOIPPA for review **during the development** of any new project, program or activity, system or **proposed enactment (which includes a regulation)** or when **making changes to an existing one**. Ministries must complete the RPIA and submit it to the Privacy and Legislation Branch (PLB) even if no personal information is apparently involved.

Please submit a completed RPIA for all Regulations to PLB at PIA.Intake@gov.bc.ca. If you have any questions regarding this process or when filling out the RPIA, please contact PLB Helpline at 250 356 1851.

Part 1 – GENERAL

Name of Draft Regulation:	Manufactured Home Park Regulation		
Date of Draft Regulation:			
Name of Associated Legislation:	Manufactured Home Park Tenancy Act		
Name of Ministry:	Municipal Affairs and Housing		
Ministry Contact:	Brad Sparrow	Phone:	250.893.3590
Email:	brad.sparrow@gov.bc.ca		

1. Please indicate whether the regulation is:

<input type="checkbox"/>	New
<input checked="" type="checkbox"/>	Amended
Name of the Regulation being replaced (if applicable):	

2. Please provide a brief summary of the proposed regulation.

s.12;s.13

3. Please state whether:

a)	You have a targeted Cabinet meeting date (Y/N):	Y	If yes, for what date?	s.13
b)	PLB has reviewed a Legislative PIA (LPIA) on legislative amendments that relate to the proposed regulation (Y/N):			n/a
If yes, please attach a copy and indicate the relevant parts.				

Part 2 – PRIVACY (Protection of Privacy)

In the following questions, “**proposed regulation**” means the new or amended regulation that your ministry is putting forward. This RPIA deals strictly with that regulation and does not assess compliance under FOIPPA as it applies to existing legislation or regulations or the programs that are operational under your legislation.

4. a) In the proposed regulation, what personal information, if any, is authorized to be collected, used or disclosed? Please detail as specific a list as possible.

None

- b) Will there be a change to the scope (amount or type) of personal information being collected, used, or disclosed? If so, please describe the changes in as much detail as possible.

No

5. Collection of personal information

a)	Does the proposed regulation specifically authorize or involve the collection of personal information?		
	Yes	<input checked="" type="checkbox"/>	No (If no, proceed to question 6)
If yes , please describe the personal information being collected and the purpose for the collection. In addition, please provide the rationale for the collection.			
b)	If personal information is to be collected, will it be collected directly from the individual concerned?		
	Yes (If yes, proceed to question 6)	<input type="checkbox"/>	No
If no, please specify what statutory authority the regulation will rely on in order to authorize indirect collection (see s. 27 of FOIPPA).			

6. Use of personal information

a)	Does the proposed regulation specifically authorize or involve the use of personal information?		
	Yes	<input checked="" type="checkbox"/>	No (If no, proceed to question 7)

Regulation Privacy Impact Assessment (RPIA)

PIA#MAH18035R

If yes, please describe the use and provide a rationale for it.

7. Disclosure of personal information

a) Does the proposed regulation **specifically authorize or involve the disclosure** of personal information?

☐ Yes ☒ No (If no, proceed to question 8)

If yes, please describe and provide the purpose and rationale to support the disclosure. Please also describe to whom the personal information would be disclosed.

b) Does the proposed regulation involve the disclosure of personal information outside Canada? (This includes information posted on the internet: storage outside Canada includes temporary storage on servers outside Canada.)

☐ Yes (Please describe and provide the rationale) ☐ No (If no, proceed to question 8)

8. Does the proposed regulation address the retention/disposal of personal information? If so, please explain what processes or plans will be in place to address retention/disposal of personal information.

No

Part 3 – ACCESS (Freedom of Information)

9. Does the proposed regulation relate to a section in the legislation that **overrides** or **limits** provisions of FOIPPA or that asserts that the regulation will operate **notwithstanding** or **despite** FOIPPA?

☐ Yes ☒ No (If no, proceed to question 10)

a) If yes, please identify the provisions of FOIPPA that will be affected or overridden:

b) Please also cite the operative section in the proposed regulation (if available):

Regulation Privacy Impact Assessment (RPIA)


PIA#MAH18035R

10. Does the proposed regulation involve a confidentiality clause, or relate to a confidentiality clause in legislation, or any other provision that limits the access of an individual to their personal information or other records of the public body?

<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
a)	If yes, please cite and reproduce the relevant section in the proposed regulation or associated legislation (if available):		
b)	Please explain why the confidentiality clause or other limiting provision is necessary (if this has not been previously addressed in a legislative PIA):		

Part 4 – CONCLUSION

This RPIA is based on the draft regulation identified on page one. If the regulation undergoes any subsequent, substantive changes, please inform PLB immediately, as it may affect the validity or soundness of this RPIA. Not doing so may delay the passage of the regulation.

RPIA Completed by:	Brad Sparrow	Title:	Policy Analyst	Date:	2018-09-18
PLB Signature:		Name/Title:	Dwayne McCowan A / Sr. Privacy and Policy Advisor	Date:	September 20, 2018

**Order in Council
Cabinet Summary Information**

s.12;s.14

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s.12; s.14

2. Lessening Impact on Citizens

s.12;s.14

3. Small Business Lens

s.12;s.14

4. Reducing Red Tape within Government	
s.12;s.14	

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s.12; s.13; s.14

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Withheld pursuant to/removed as

s.12; s.14

From: [Blewett, Tyann M OHCS:EX](#)
To: [Elder, Kathy A OHCS:EX](#)
Subject: FW: Heads Up: Rent supplement developments
Date: Thursday, September 20, 2018 1:19:46 PM
Attachments: s.12

From: Page, Doug OHCS:EX
Sent: Tuesday, September 18, 2018 5:29 PM
To: Steves, Gregory OHCS:EX; Elder, Kathy A OHCS:EX; Blewett, Tyann M OHCS:EX
Cc: Hope, Melanie OHCS:EX; Rotgans, Trudy OHCS:EX
Subject: Heads Up: Rent supplement developments
I received a call from Michael Lord just now stating that s.12;s.13
s.12;s.13

s.13 and have been invited
to provide a few sentences on that. Am I correct that s.13
Can we provide Michael with that?
s.12;s.13

Doug

From: Lord, Michael SDPR:EX
Sent: Tuesday, September 18, 2018 4:31 PM
To: Page, Doug OHCS:EX
Subject: See attached
Michael Lord, CPA, CA
Assistant Deputy Minister, Corporate Services Division, and
Responsible for Community Living British Columbia
Ministry of Social Development and Poverty Reduction
614 Humboldt St, 7th Floor | Victoria, BC | V8W 9R2 | (778) 698-7775

Page 070 of 180

Withheld pursuant to/removed as

s.13; s.12

Page 071 of 180

Withheld pursuant to/removed as

s.12; s.13



Cabinet Submission – Request for Decision

s.12;s.13

Davidson, Julie MAH:EX

From: Eric Swanson <eric@gensqueeze.ca>
Sent: Tuesday, September 25, 2018 4:34 PM
To: Minister, MAH MAH:EX; Ashbourne, Craig MAH:EX
Cc: David Hutniak; Kershaw, Paul
Subject: A brief contribution and recommendation re: current rent control discussion
Attachments: RHTF letter - GenSqueeze.pdf

Dear Minister Robinson,

Please find attached a short letter outlining our thinking — and two brief recommendations — on the proposal to change the current rent control formula to CPI only versus the current formula of 2% + CPI.

Thank you for your and your colleagues' continuing work to help restore housing affordability for all British Columbians.

Sincerely,

Eric Swanson

--

Eric Swanson
Executive Director, Generation Squeeze
e: eric@gensqueeze.ca c: 250-661-7112

GENERATION|squeeze

500-1112 Fort Street • Victoria, BC • V8V 3K8 • Phone: 250-661-7112
E-Mail: eric@gensqueeze.ca Web: www.gensqueeze.ca

Sep. 25, 2018

Hon. Selina Robinson,
Minister of Municipal Affairs and Housing
Via email: MAH.Minister@gov.bc.ca; Craig.Ashbourne@gov.bc.ca

Re: Rental Housing Task Force recommendation to limit maximum allowable increase to CPI

Dear Minister Robinson,

We'd like to briefly respond to the Rental Housing Task Force's decision to release their recommendations specific to the maximum allowable rent increase in advance of their full report. They have recommended that the government change the current formula to CPI only versus the current formula of 2% + CPI.

In 2016 — when Gen Squeeze convened ~ 50 housing sector leaders to identify common ground principles for tackling the housing crisis — one of the principles that emerged was to “level the playing field between renters and owners.” This has become an overarching goal of our work and achieving it will require a systemic approach and continued policy adaptation at all three levels of government.ⁱ

At the systems level, we recognize that one of the key requirements to leveling the playing field will be a return to healthy vacancy rates, which is widely accepted to be in the range of 3-5%. Compare this to the vacancy rates reported for many of B.C.'s urban centers, which have hovered near or below 1%.

Getting vacancy rates back into the 3-5% range can help achieve multiple 'leveling' objectives at once: lower rents, fewer exclusions (e.g. pet exclusions), and higher quality as the market becomes more competitive. To achieve healthier vacancy rates, we can strive to make home ownership more affordable, which your government is currently and laudably pursuing via multiple avenues, including both demand and supply-side measures.

Healthier vacancy rates can also be achieved by incentivizing and supporting the construction of new rental homes, including market rental, non-profit rental, and variations thereof (e.g. below-market subsidization models).

By their nature, non-profit rental homes provided by our Community Housing Sector are often able to provide a reliable degree of affordability, as well as other benefits. We fully support your government's efforts to scale up this aspect of the market.

We also recognize the critical role of market, purpose-built rental (“PBR”) to helping increase vacancy rates and to providing long-term, secure units for British Columbians to call home. However, groups like LandlordBC can attest to the current difficulty of making new PBR economically viable, especially in comparison to other housing forms (e.g. condos).

Generation Squeeze shares the desire of groups like LandlordBC to *increase* the competitiveness of PBR, and in so doing incentivize new, secure market rental housing and to achieve healthier vacancy rates and market conditions.

To that end, while the impetus behind the task force's recommendation to limit maximum annual allowable rent increases to CPI is self-evident (increasingly unaffordable average rents), we worry about the potential for that adjustment to unintentionally *worsen* conditions in the rental market — for both renters and landlords — immediately and even more critically, over the long-term.

Recommendation

- If your government chooses to pursue the task force's recommendation, we recommend applying this as a temporary reprieve for renters in 2019
- Commission an impact study to examine the affect of applying that measure over the long-term, including the economic impact on market PBR and the downstream impact on our ability to achieve healthy vacancy rates. We would suggest assessing the likelihood of impacts under two basic scenarios:
 - No new tax incentives for PBR from the federal government — *recognizing the critical role that federal tax regimes play in determining the economic viability of PBR*
 - A federal GST rebate on all new PBR

Thank you for your consideration, and for your continuing work to help restore housing affordability for all British Columbians.

Sincerely,



Eric Swanson,
Executive Director, Generation Squeeze

CC: David Hutniak, CEO, LandlordBC

Generation Squeeze's big-picture approach to leveling the playing field between renters and owners can be viewed here: https://www.gensqueeze.ca/we_rent | Our even bigger-picture approach to helping restore housing affordability — forever — can be viewed here: https://www.gensqueeze.ca/housing_meta | Leveling the playing field *also* means addressing massive wealth inequities between renters and owners, and young and old, as discussed here: https://www.gensqueeze.ca/support_the_taxshift

Davidson, Julie MAH:EX

From: Today's News Online GCPE:EX
Sent: Monday, September 24, 2018 7:52 PM
Subject: CBU: Olsen - RHTF recommendations ■

CBU (CBC Vancouver)
CBC On the Coast
24-Sep-2018 16:11

Copyright

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Copyright

Davidson, Julie MAH:EX

From: Today's News Online GCPE:EX
Sent: Monday, September 24, 2018 4:42 PM
Subject: CKNW: Chandra Herbert - RHTF recommendations ■

CKNW (Vancouver)
CKNW Simi Sara
24-Sep-2018 11:19

Copyright

Page 090 of 180 to/à Page 091 of 180

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Copyright

Davidson, Julie MAH:EX

From: David Hutniak <davidh@landlordbc.ca>
Sent: Thursday, September 27, 2018 9:27 AM
To: Ashbourne, Craig MAH:EX
Subject: CPI Only...Meeting with Minister

Craig....I know its crazy busy for the Minister. I would like to visit with her to talk about moving forward. We strongly believe that changes like the one announced yesterday cannot be made in a vacuum without solid economic impact analysis. Gathering independent experts in tandem with rental housing providers to take a deep dive into the financials is the only prudent way to effect change of this nature and consequence (please see our Sept 26th blog post below). I will be in Victoria October 10th and 11th and if the Minister were available then it would be appreciated. Alternatively, I can arrange to be available whenever or wherever best suites her schedule before then. Thank you for all your assistance in the past Craig. Very much appreciate your professionalism. Have a great rest of the week!

<https://landlordbc.ca/landlordbc-response-premiers-september-26-2018-maximum-rent-increase-formula-announcement/>

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



#areyouregistered Go To Landlordregistry.ca



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Davidson, Julie MAH:EX

From: Ashbourne, Craig MAH:EX
Sent: Wednesday, September 26, 2018 9:49 AM
To: Robinson, Selina MAH:EX
Subject: FW: A brief contribution and recommendation re: current rent control discussion
Attachments: RHTF letter - GenSqueeze.pdf

Gen Squeeze thoughts – similar to conversation you had with David (and note that he's cc'ed too).

C

Craig Ashbourne
Senior Ministerial Assistant
Minister of Municipal Affairs and Housing and responsible for Translink
C: 250-213-3187
E: craig.ashbourne@gov.bc.ca

From: Eric Swanson [<mailto:eric@gensqueeze.ca>]
Sent: Tuesday, September 25, 2018 4:34 PM
To: Minister, MAH MAH:EX; Ashbourne, Craig MAH:EX
Cc: David Hutniak; Kershaw, Paul
Subject: A brief contribution and recommendation re: current rent control discussion

Dear Minister Robinson,

Please find attached a short letter outlining our thinking — and two brief recommendations — on the proposal to change the current rent control formula to CPI only versus the current formula of 2% + CPI.

Thank you for your and your colleagues' continuing work to help restore housing affordability for all British Columbians.

Sincerely,

Eric Swanson

--

Eric Swanson
Executive Director, Generation Squeeze
e: eric@gensqueeze.ca c: 250-661-7112

Page 094 of 180 to/à Page 095 of 180

Withheld pursuant to/removed as

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Davidson, Julie MAH:EX

From: Ashbourne, Craig MAH:EX
Sent: Thursday, September 27, 2018 9:48 AM
To: Grant, Lisa MAH:EX
Subject: FW: CPI Only...Meeting with Minister

Please creat a meeting request for this – thanks.

Craig

Craig Ashbourne
Senior Ministerial Assistant
Minister of Municipal Affairs and Housing and responsible for Translink
C: 250-213-3187
E: craig.ashbourne@gov.bc.ca

From: David Hutniak [<mailto:davidh@landlordbc.ca>]
Sent: Thursday, September 27, 2018 9:27 AM
To: Ashbourne, Craig MAH:EX
Subject: CPI Only...Meeting with Minister

Craig....I know its crazy busy for the Minister. I would like to visit with her to talk about moving forward.

s.13

(please see our Sept 26th blog post below). I will be in Victoria October 10th and 11th and if the Minister were available then it would be appreciated. Alternatively, I can arrange to be available whenever or wherever best suites her schedule before then. Thank you for all your assistance in the past Craig. Very much appreciate your professionalism. Have a great rest of the week!

<https://landlordbc.ca/landlordbcs-response-premiers-september-26-2018-maximum-rent-increase-formula-announcement/>

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



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Davidson, Julie MAH:EX

From: Ashbourne, Craig MAH:EX
Sent: Friday, September 21, 2018 12:29 PM
To: Steves, Gregory OHCS:EX
Subject: FW: LandlordBC Sept. 19th Meeting w/Geoff Meggs...advance information

Let's discuss – if you can put together a brief note next week on this, I imagine the same note will be needed for the PJH briefing. s.13

s.13

Thanks,
Craig

Craig Ashbourne
Senior Ministerial Assistant
Minister of Municipal Affairs and Housing and responsible for Translink
C: 250-213-3187
E: craig.ashbourne@gov.bc.ca

From: Wade, Debbie PREM:EX
Sent: Friday, September 21, 2018 11:39 AM
To: Ashbourne, Craig MAH:EX
Cc: Gardea, Daniela MAH:EX
Subject: FW: LandlordBC Sept. 19th Meeting w/Geoff Meggs...advance information

Good morning Craig;

Geoff was scheduled to meet with David Hutniak on Wednesday in Vancouver, however we had to cancel. We will be re-scheduling in the next week or two. Geoff would like an updated briefing note on the allowable maximum rent increase. (please see email chain below for further details)

Would it be possible to get something by Wednesday Sept. 27th end of day?

Thanks so much!

Debbie Wade
Executive Coordinator to Geoff Meggs - Chief of Staff
and Amber Hockin - Deputy Chief of Staff
Office of the Premier
250-356-2785

From: David Hutniak [<mailto:davidh@landlordbc.ca>]
Sent: Friday, September 21, 2018 10:44 AM
To: Wade, Debbie PREM:EX
Subject: RE: LandlordBC Sept. 19th Meeting w/Geoff Meggs...advance information

Hi Debbie,

Certainly much excitement in regard to the allowable maximum rent increase issue which Geoff and I were scheduled to discuss. Has he provided any indication as to when he would like to reschedule? We are certainly in having a conversation with him on the subject. Thank you for any assistance you can provide. Have a great weekend!

David

Davidson, Julie MAH:EX

From: Ashbourne, Craig MAH:EX
Sent: Tuesday, September 18, 2018 9:34 AM
To: Robinson, Selina MAH:EX
Subject: FW: Rental Operating Expenses vs Allowable Maximum Increase
Attachments: OpExp vs RTA Rent Increase Blog.pdf

Importance: High

fyi

Craig Ashbourne
Senior Ministerial Assistant
Minister of Municipal Affairs and Housing and responsible for Translink
C: 250-213-3187
E: craig.ashbourne@gov.bc.ca

From: David Hutniak [<mailto:davidh@landlordbc.ca>]
Sent: Tuesday, September 18, 2018 8:33 AM
To: Ashbourne, Craig MAH:EX
Subject: Rental Operating Expenses vs Allowable Maximum Increase
Importance: High

Craig,

Please share the attached with Minister Robinson at your earliest possible convenience. LandlordBC is very concerned about the possibility that the current maximum allowable increase formula of 2% + CPI under the Residential Tenancy Act will be rescinded. This would very negatively impact the long term viability of the rental housing industry in BC and thwart new purpose-built rental development. As the Minister will see when she reviews the attached, the current formula is woefully inadequate when compared with the actual cost to operate a rental business. Our costs are increasing significantly in excess of what we can increase rents in the current rent control environment, and that has been the situation over the past 10 years as she will see.

Like the Minister, we too are concerned about the ability of British Columbians to secure safe, secure, sustainable, and AFFORDABLE rental housing. However it is unfair to place the full burden of responsibility for our rental housing crisis on our industry's back. We did not create this crisis. We predicted it and were ignored by all levels of government who were euphorically hooked on all the taxes and fees they were collecting from condo development.

Renters are not second-class citizens. We need tax policy that shifts a fair share of the benefits homeowners receive to renters including robust renter supports for those most in need. Why is it that homeowners have a lifetime exemption on capital gains? This needs to change. We need bold action. Making it more difficult for landlords to continue to provide rental housing and perhaps more critically build new purpose-built rental housing, is not going to solve the problem for renters, it is only going to make it worse.

I welcome the opportunity to visit with the Minister on this issue and to discuss the real costs to provide rental housing for BC families.

Thank you for your assistance.

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



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LANDLORDBC

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

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Davidson, Julie MAH:EX

From: Ashbourne, Craig MAH:EX
Sent: Tuesday, September 18, 2018 10:56 AM
To: Steves, Gregory OHCS:EX
Cc: Leslie, Lisa GCPE:EX
Subject: FW: Rental Operating Expenses vs Allowable Maximum Increase
Attachments: OpExp vs RTA Rent Increase Blog.pdf

Importance: High

fyi

Craig Ashbourne
Senior Ministerial Assistant
Minister of Municipal Affairs and Housing and responsible for Translink
C: 250-213-3187
E: craig.ashbourne@gov.bc.ca

From: David Hutniak [<mailto:davidh@landlordbc.ca>]
Sent: Tuesday, September 18, 2018 8:33 AM
To: Ashbourne, Craig MAH:EX
Subject: Rental Operating Expenses vs Allowable Maximum Increase
Importance: High

Craig,

s.13

Thank you for your assistance.

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

From: Ashbourne, Craig MAH:EX
Sent: Tuesday, September 18, 2018 9:34 AM
To: Robinson, Jon PREM:EX; Geary, Vanessa PREM:EX; Oreck, Mira PREM:EX
Subject: FW: Rental Operating Expenses vs Allowable Maximum Increase
Attachments: OpExp vs RTA Rent Increase Blog.pdf

Importance: High

fyi

Craig Ashbourne
Senior Ministerial Assistant
Minister of Municipal Affairs and Housing and responsible for Translink
C: 250-213-3187
E: craig.ashbourne@gov.bc.ca

From: David Hutniak [<mailto:davidh@landlordbc.ca>]
Sent: Tuesday, September 18, 2018 8:33 AM
To: Ashbourne, Craig MAH:EX
Subject: Rental Operating Expenses vs Allowable Maximum Increase
Importance: High

Craig,

s.13

Thank you for your assistance.

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



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Davidson, Julie MAH:EX

From: Ashbourne, Craig MAH:EX
Sent: Saturday, September 1, 2018 12:59 PM
To: Geary, Vanessa PREM:EX; Robinson, Jon PREM:EX
Subject: Fwd: FOR REVIEW | PPT and SN for Cabinet Tuesday - Rent Increase Formula
Attachments: MAH PPT - Rent control_FINAL.pptx; SN_rent control_FINAL.docx

Importance: High

Hi Vanessa and Jon,

Please take a look at this - there is public facing messaging too, which I will send shortly.

I think this is on the right track - I'd only suggest 2 changes:

s.12;s.13

C

Sent from my Samsung Galaxy smartphone.

Page 118 of 180 to/à Page 125 of 180

Withheld pursuant to/removed as

s.12; s.13

Davidson, Julie MAH:EX

From: Geary, Vanessa PREM:EX
Sent: Saturday, September 22, 2018 2:24 PM
To: Ashbourne, Craig MAH:EX
Subject: Fwd: rent increase - background material
Attachments: Backgrounder on rent and repairs.docx; ATT00001.htm

Here it is ... thx

Sent from my iPhone

Begin forwarded message:

From: "Aaron, Sage PREM:EX" <Sage.Aaron@gov.bc.ca>
Date: September 22, 2018 at 1:24:41 PM PDT
To: "Geary, Vanessa PREM:EX" <Vanessa.Geary@gov.bc.ca>
Subject: Fwd: rent increase - background material

JJ put this together. I want you to see it before I send to PJH.

Sage
s.22

Sent from my mobile device

Begin forwarded message:

From: "Jones, JJ GCPE:EX" <JJ.Jones@gov.bc.ca>
Date: September 22, 2018 at 1:20:25 PM PDT
To: "Aaron, Sage PREM:EX" <Sage.Aaron@gov.bc.ca>
Cc: "Robinson, Jon PREM:EX" <Jon.Robinson@gov.bc.ca>, "Leslie, Lisa GCPE:EX" <Lisa.Leslie@gov.bc.ca>
Subject: rent increase - background material

Hi Sage,

Given the lingering questions about the policy details around rent increases - I took the time to put together a quick backgrounder that compares B.C.'s policy to the policies in Manitoba and Ontario. It's not pretty - I am largely quoting existing government documents - but it should give a better understanding of the different approaches provinces have taken.

This document has not been vetted by our MAH policy folks or by our housing communications shop. I have taken great care to be accurate, but as with any draft item there may be unintentional errors within.

Copying Jon and Lisa in case they have the opportunity to take a look at this and to offer any thoughts.

Best,

JJ

Davidson, Julie MAH:EX

From: Today's News Online GCPE:EX
Sent: Monday, September 24, 2018 11:57 AM
Subject: Media Availability: Chandra Herbert/Olsen/Leonard - RHTF recommendations

Media Availability
Chandra Herbert/Olsen/Leonard confcall BC's Rental Housing Task Force
24-Sep-2018 09:30

Copyright

Page 135 of 180 to/à Page 139 of 180

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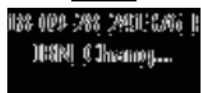
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Davidson, Julie MAH:EX

From: Gedney, Vanessa R MAH:EX
Sent: Friday, September 28, 2018 2:33 PM
To: Ashbourne, Craig MAH:EX
Cc: White, Christine MAH:EX; Leslie, Lisa GCPE:EX; Djonlic, Matt MAH:EX; Patrucco, Ian MAH:EX
Subject: PO IBN #241376: Changes to Allowable Rent Increase Formual - Meeting with David Htniak, CEO, Landlord BC, Date TBC

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon Craig, as requested, please find attached an IBN approved by DM and ADM Steves for Geoff Meggs.



From: Ramsay, Launa P OHCS:EX
Sent: Tuesday, September 25, 2018 3:50 PM
To: Gedney, Vanessa R MAH:EX; Patrucco, Ian MAH:EX; Genzale, Morgan MAH:EX
Cc: Preece, Spencer OHCS:EX; Ramsay, Launa P OHCS:EX
Subject: Heads up - LandlordBC Meeting w/Geoff Meggs

Hi all,

s.22

We should have had the DMO initiate this eApp and cliff. It appears to have been requested etc last wee

s.22 I have flagged the note for Greg to review and get to your office today.

•

From: Clout, Lisa OHCS:EX
Sent: Tuesday, September 25, 2018 11:36 AM
To: Preece, Spencer OHCS:EX
Subject: FW: LandlordBC Sept. 19th Meeting w/Geoff Meggs...advance information

Hi Spencer, I have created a BN for a meeting with Geoff Meggs and Landlord BC. Are you able to create an eApproval and send to me?

Thanks,
Lisa

From: Blewett, Tyann M OHCS:EX
Sent: Friday, September 21, 2018 1:30 PM
To: Clout, Lisa OHCS:EX
Cc: Sparrow, Brad OHCS:EX
Subject: FW: LandlordBC Sept. 19th Meeting w/Geoff Meggs...advance information

Lisa – can you work together with Brad to pull this note together. I've attached the submission from Landlord BC

From: Steves, Gregory OHCS:EX
Sent: Friday, September 21, 2018 12:48 PM
To: Blewett, Tyann M OHCS:EX
Cc: Elder, Kathy A OHCS:EX; Ramsay, Launa P OHCS:EX; Moran, Jennifer OHCS:EX
Subject: Fwd: LandlordBC Sept. 19th Meeting w/Geoff Meggs...advance information

Can you prep something

Sent from my iPhone

Begin forwarded message:

From: "Ashbourne, Craig MAH:EX" <Craig.Ashbourne@gov.bc.ca>
Date: September 21, 2018 at 12:29:15 PM PDT
To: "Steves, Gregory OHCS:EX" <Gregory.Steves@gov.bc.ca>
Subject: FW: LandlordBC Sept. 19th Meeting w/Geoff Meggs...advance information

Let's discuss – if you can put together a brief note next week on this, I imagine the same note will be needed for the PJH briefing.^{s.13}
s.13

Thanks,
Craig

Craig Ashbourne
Senior Ministerial Assistant
Minister of Municipal Affairs and Housing and responsible for Translink
C: 250-213-3187
E: craig.ashbourne@gov.bc.ca

From: Wade, Debbie PREM:EX
Sent: Friday, September 21, 2018 11:39 AM
To: Ashbourne, Craig MAH:EX
Cc: Gardea, Daniela MAH:EX
Subject: FW: LandlordBC Sept. 19th Meeting w/Geoff Meggs...advance information

Good morning Craig;

Geoff was scheduled to meet with David Hutniak on Wednesday in Vancouver, however we had to cancel. We will be re-scheduling in the next week or two. Geoff would like an updated briefing note on the allowable maximum rent increase. (please see email chain below for further details)

Would it be possible to get something by Wednesday Sept. 27th end of day?

Thanks so much!

Debbie Wade
Executive Coordinator to Geoff Meggs - Chief of Staff
and Amber Hockin - Deputy Chief of Staff
Office of the Premier
250-356-2785

Page 142 of 180

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DUPLICATE



BRIEFING NOTE FOR INFORMATION

Date: September 28, 2018
Prepared For: Geoff Meggs, Chief of Staff, Office of the Premier
Title: Changes to Allowable Rent Increase Formula
Issue: Removal of 2 percent from the Allowable Rental Increase Formula
Meeting With: David Hutniak, Chief Executive Officer, Landlord BC, TBD

SUMMARY:

- **The Rental Housing Task Force has recommended amending the allowable rent increase formula to inflation and removing the 2 percent component**
- **The Residential Tenancy Branch will work with landlord and tenant groups to determine the criteria for applying for an additional rent increase to reflect the costs of maintaining their rental properties.**
- **LandlordBC has stated the operating costs of maintaining a rental unit exceeds the allowed rent increase.**

BACKGROUND:

Government is committed to amending the *Residential Tenancy Act* (RTA) and the *Manufactured Home Park Tenancy Act* (MHPTA) to provide stronger protections for renters. The RTA allows landlords to raise the rent once per year during a tenancy by an amount calculated in accordance with the Residential Tenancy Regulation ("the annual rent increase"). The amount is equal to the inflation rate plus 2 percent. Under the Manufactured Home Park Tenancy Regulation, the formula is the same but it includes a "proportional amount" which allows landlords to pass through certain costs to tenants. In 2017 and 2018, the annual allowable increase was 3.7 and 4.0 percent respectively. For 2019, the annual rent increase was announced at 4.5 percent. This was the largest increase since 2004.

The Rental Housing Task Force is undertaking a comprehensive review of British Columbia's (BC) tenancy laws including the system of rent control. During the consultation process, the task force heard concerns from landlords about changes to tenancy laws that could impact their ability to recover costs, and tenant concerns about ongoing affordability challenges, particularly in low vacancy rental markets like the Lower Mainland and Victoria.

The task force has provided government with a preliminary recommendation. They recommend that the Ministry amend BC's rent control provisions by removing the 2 percent component from the rent increase formula, and for government to consult with landlord groups on additional rent increases for eligible expenses not covered under the new formula.

DISCUSSION:

While Tenants are concerned that large standard rent increases are eroding rental housing affordability, landlords want to preserve the current formula and are concerned about increasing maintenance and ownership costs. LandlordBC has stated the problem with basing a rental rate increase on the Consumer Price Index (CPI), is that the rental market is not based on CPI. The items outlined by Landlord BC do result in a higher increase than CPI each year.

LandlordBC has developed a paper that explores the rental building expenses versus the RTA maximum allowable rent increase. In their analysis Landlord BC states that the operating costs of maintaining a



rental unit exceeds the allowed rent increase. They state the compound annual maximum allowed rent increase has been only 3.2 percent from 2009 to 2018, while the total rental operating expenses for 2009-2018 have increased over 7.6 percent per year. What is not included is the turnover rate – where landlords could reset rents to address any cost pressures.

LandlordBC believes government has not taken the appropriate time to study the impact the change to the rent increase formula will have.

s.13

While not all provinces and territories have rent control, Manitoba and Prince Edward Island (PEI), as well as Canada's more populated provinces of Ontario and Quebec, do have some form of rent control/regulation. Manitoba and Ontario both based their rent increase formula on CPI. In PEI, the rate is established by order of the Regulatory and Appeals Commission in consultation with landlords and tenants. In Quebec, a landlord can ask for a rent increase that is just and reasonable once per year, however a tenant can dispute the amount if it does not reflect the increase in the landlord's costs.

The approach for the Rental Housing Task Force has been to find the balance between the needs of the tenants to find affordable housing and the ability for landlords to make the necessary repairs and maintenance. The Rental Housing Task Force has recommended giving landlords the ability to apply for additional increases if the maintenance and other costs they have incurred are higher than can be accommodated through existing rent. This is similar to the models Ontario and Manitoba follow. The Residential Tenancy Branch will work closely with landlord and tenant groups on expanded criteria under which a landlord could apply for an additional rent increase to reflect the costs of maintaining their rental properties.

PREPARED BY:

Lisa Clout, Policy Analyst
Residential Tenancy Branch
(250) 882-4627

APPROVED BY:

Greg Steves, ADM
Office of Housing and Construction Standards

Jacqueline Dawes, Deputy Minister

DATE APPROVED:

September 28, 2018

September 28, 2018

Davidson, Julie MAH:EX

From: Gedney, Vanessa R MAH:EX
Sent: Tuesday, September 4, 2018 4:19 PM
To: Ashbourne, Craig MAH:EX; Dawes, Jacquie MAH:EX
Cc: Gardea, Daniela MAH:EX; Grant, Lisa MAH:EX; Steves, Gregory OHCS:EX
Subject: RE: FOR APPROVAL | PPT and SN for s.12;s.13
Attachments: Speaking Notes 2019 Rent Increases - Cabinet Presentation Sept 5 2018.docx; MAH PPT s.12;s.13 _FINAL-Sept 4 301 pm.pptx

Finals:

From: Ashbourne, Craig MAH:EX
Sent: Tuesday, September 4, 2018 11:19 AM
To: Dawes, Jacquie MAH:EX; Gedney, Vanessa R MAH:EX
Cc: Gardea, Daniela MAH:EX; Grant, Lisa MAH:EX
Subject: RE: FOR APPROVAL | PPT and SN for s.12;s.13

I think this is on the right track - I'd only suggest 2 changes:

s.12;s.13

Thanks!
Craig

Craig Ashbourne
Senior Ministerial Assistant
Minister of Municipal Affairs and Housing and responsible for Translink
C: 250-213-3187
E: craig.ashbourne@gov.bc.ca

From: Dawes, Jacquie MAH:EX
Sent: Friday, August 31, 2018 9:05 PM
To: Gedney, Vanessa R MAH:EX
Cc: Ashbourne, Craig MAH:EX; Gardea, Daniela MAH:EX; Grant, Lisa MAH:EX
Subject: Re: FOR APPROVAL | PPT and SN for s.12;s.13

I'm ok with this.

On Aug 31, 2018, at 4:46 PM, Gedney, Vanessa R MAH:EX <Vanessa.Gedney@gov.bc.ca> wrote:

Good afternoon, given the tight turnaround sending to both MO and Jacquie for review/approval/comments, s.12
s.12

From: Moran, Jennifer OHCS:EX
Sent: Friday, August 31, 2018 4:31 PM
To: Gedney, Vanessa R MAH:EX
Cc: Genzale, Morgan MAH:EX
Subject: FW: PPT and SN for s.12;s.13
Importance: High

Vanessa, please see Tyann's note below. Thank you.

Cheers,

Jennifer Moran

Executive Assistant

Assistant Deputy Ministers Office

Office of Housing and Construction Standards

Ministry of Municipal Affairs and Housing

jennifer.l.moran@gov.bc.ca

From: Blewett, Tyann M OHCS:EX
Sent: Friday, August 31, 2018 4:18 PM
To: Moran, Jennifer OHCS:EX
Cc: Steves, Gregory OHCS:EX; Elder, Kathy A OHCS:EX; Rotgans, Trudy OHCS:EX; Ramsay, Launa P OHCS:EX
Subject: PPT and SN for s.12;s.13
Importance: High

Attached is the PPT and SN for s.12;s.13
Thanks.

Greg is suggesting it go to DM and MO asap.

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Withheld pursuant to/removed as

s.12; s.13

Davidson, Julie MAH:EX

From: Today's News Online GCPE:EX
Sent: Wednesday, September 19, 2018 3:11 PM
Subject: The Georgia Straight: Landlord B.C. is wrong-Vancouver tenants can't afford these rent hikes

The Georgia Straight
Derrick O'Keefe
19-Sep-2018 15:09

Copyright

TNO...

<http://www.straight.com/news/1139081/derrick-okeefe-landlord-bc-wrong-vancouver-tenants-cant-afford-these-rent-hikes>

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Davidson, Julie MAH:EX

From: Carvalho, Christine MAH:EX
Sent: Monday, September 24, 2018 9:01 AM
To: Grant, Lisa MAH:EX; Ashbourne, Craig MAH:EX; White, Christine MAH:EX
Cc: Tang, Lynne MAH:EX; Gedney, Vanessa R MAH:EX
Subject: URGENT: OIC for Rent Increase for Wednesday's cabinet meeting
Attachments: R22563 Tagged Order_Rent_Increase.pdf;
Combined_Rent_Increase_BN,SN,Regdoc,distform.pdf

Importance: High

Good morning,

Please find attached 2 files for a RUSH OIC for Wednesday's cabinet meeting, for Rent Increase. Please obtain minister's signature on the Order (attachment 1) and the regulatory criteria checklist (attachment 2).

Once you've obtained the signature, please upload the Order and distribution form to Cab Ops SP site and email me a copy.

Minister's signature is required immediately as Cab Ops is awaiting this item to put on the agenda for Wednesday.

MLA support is not required.

Thank you!
Christine

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Withheld pursuant to/removed as

s.12; s.13; s.14



BRIEFING NOTE FOR INFORMATION

Date: September 24, 2018

Prepared For: Honourable Selina Robinson, Minister of Municipal Affairs and Housing

Title: Rent Increase Formula

Issue: Amend the Residential Tenancy Regulation and the Manufactured Home Park Tenancy Regulation to remove the 2% component from the annual rent increase formula.

SUMMARY:

- **An Order in Council (OIC) package is ready for Cabinet approval**
- **The OIC sets the annual rent increase formula at the rate of inflation (plus a proportional amount for manufactured home park tenancies)**

BACKGROUND:

Government is committed to amending the *Residential Tenancy Act (RTA)* and the *Manufactured Home Park Tenancy Act (MHPTA)* to provide stronger protections for renters. The RTA allows landlords to raise the rent once per year during a tenancy by an amount calculated in accordance with the Residential Tenancy Regulation ("the annual rent increase"). The amount is equal to the inflation rate plus 2%. Under the Manufactured Home Park Tenancy Regulation, the formula is the same but it includes a "proportional amount" which allows landlords to pass through certain costs to tenants. In 2017 and 2018, the annual allowable increase was 3.7 and 4.0% respectively. For 2019, the annual rent increase will be 4.5%. This would be the largest increase since 2004.

The Rental Housing Task Force is undertaking a comprehensive review of BC's tenancy laws including the system of rent control. During the consultation process, the task force heard concerns from landlords about changes to tenancy laws that could impact their ability to recover costs, and tenant concerns about ongoing affordability challenges, particularly in low vacancy rental markets like the Lower Mainland and Victoria.

The task force has provided government with a preliminary recommendation. They recommend that the Ministry amend BC's rent control provisions by removing the 2% component from the rent increase formula, and for government to consult with landlord groups on additional rent increases for certain eligible expenses not covered under the new formula.

DISCUSSION

s.12;s.13



Ministry of
Municipal Affairs
and Housing

s.12;s.13

FINANCIAL IMPLICATIONS:

s.12;s.13

PREPARED BY:

Lisa Clout, Policy Analyst
Residential Tenancy Branch
(250) 882-4627

APPROVED BY:

Greg Steves, Assistant Deputy Minister
Office of Housing and Construction Standards

Jacqueline Dawes, Deputy Minister

DATE APPROVED:

September 21, 2018

September 21, 2018

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Withheld pursuant to/removed as

s.12; s.14

3. Small Business Lens

s.12;s.14

4. Reducing Red Tape within Government

s.12;s.14

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Withheld pursuant to/removed as

s.12; s.14

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Withheld pursuant to/removed as

s.12; s.13

