

Attachment B: Measures Not Included in Proposed Approach

The following measures were considered by staff, but not included in the proposed approach:

Right of First Refusal	
<p><i>Description:</i> Requirement that property owners give tenants the opportunity to exercise rights to enter into new tenancy agreements for the rental of a comparable replacement unit in which the owners have an interest. This could specify rental rates that are below-market (ex: same rental rate as existing rent).</p>	<p><i>Reason that the measure was not selected:</i></p> <ul style="list-style-type: none"> • Would only apply to property owners with multiple rental properties. • Difficulty in determining what constitutes a “comparable unit.” • If a property owner has other vacant units, they are already incentivized by market forces to try and accommodate tenants in those units.
Tenant Relocation Coordinator	
<p><i>Description:</i> Independent liaison between tenant and owners. Their services typically include providing comparable units available for rent, assisting with budgeting, coordinating move logistics, completing rental applications etc.</p>	<p><i>Reason that the measure was not selected:</i></p> <ul style="list-style-type: none"> • Difficult to regulate the level of service provided by a coordinator. • Vast array of services that a coordinator might provide which are difficult to mandate and may vary depending on unique characteristics of tenants.
Early Return of Damage Deposit	
<p><i>Description:</i> Damage deposits returned early to assist tenants in securing new housing (ex: can use money to pay damage deposit in new building).</p>	<p><i>Reason that the measure was not selected:</i></p> <ul style="list-style-type: none"> • Regulated by the <i>Residential Tenancy Act</i> and no authority has been granted to Local Governments with respect to damage deposits in new legislation.
Rent Top-Up	
<p><i>Description:</i> Property owner provides a short-term rent-top between the tenant’s rent in an existing unit and rent in a new unit as a “bridge.”</p>	<p><i>Reason that the measure was not selected:</i></p> <ul style="list-style-type: none"> • Uncertain financial impact given the variation that may occur between existing and new rental rates. • The financial compensation requirement that is already proposed is intended to help offset differences in rental rates.