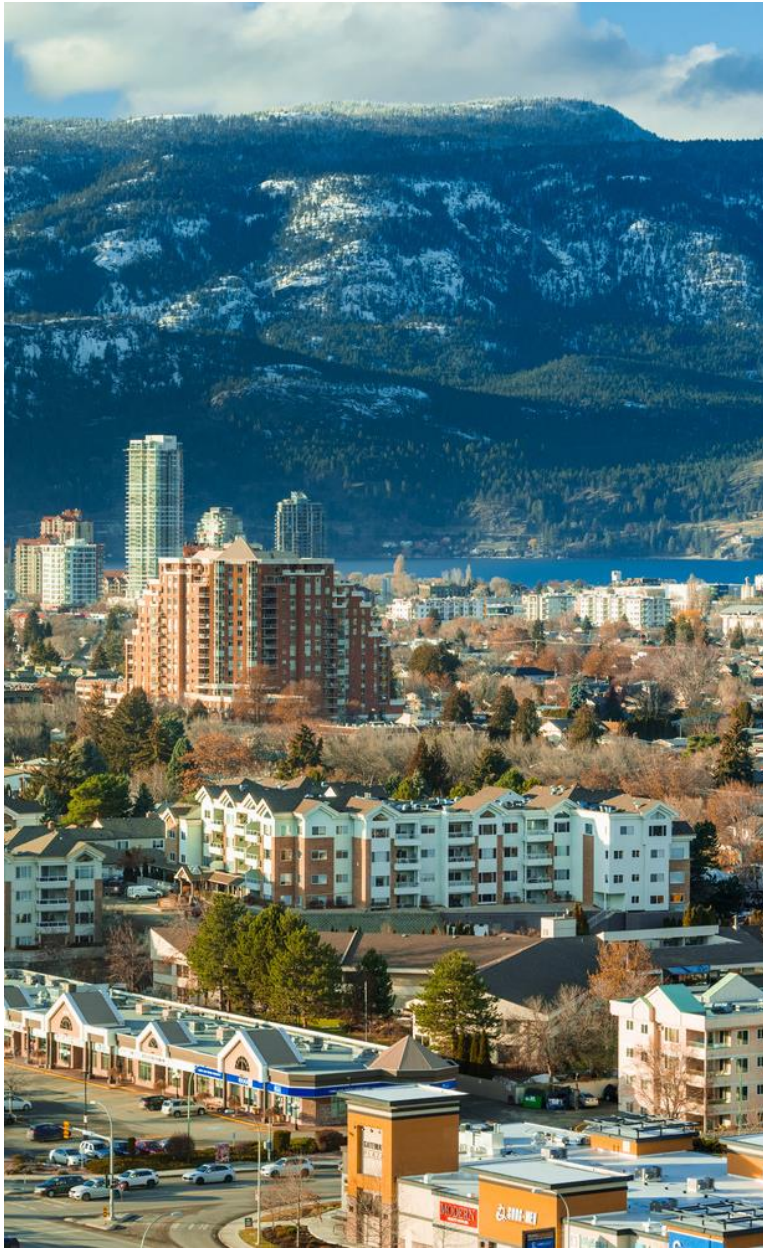




Tenant Protection – Proposed Direction

Housing Policy & Programs

March 2025



Purpose

To advance the proposed tenant protection measures and direct staff to prepare bylaw amendments.

Provincial Legislation

Residential Tenancy Act

- Four months of notice
- Compensation: 1 month's rent

April 2024 – New Authority for Local Governments:

- Additional notification
- Financial compensation
- Relocation assistance
- Right of first refusal

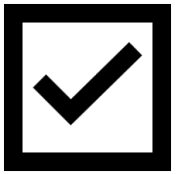
Background

- March 3, 2025 Council Resolution:

THAT Council receives, for information, the report from the Housing Policy and Programs Department, dated March 3, 2025 with respect to tenant protection;

THAT Council directs staff to report back to Council with further information on terms for a Tenant Relocation Plan and implementation strategy.

Applicability



Contain 5 or more rental dwellings units



Are being redeveloped, which results in tenancy agreements being terminated

Proposed Approach

01

Tenant Protection Plan

02

Financial compensation

03

Financial assistance for moving expenses

04

Compliance Report

Tenant Protection Plan

Terms of Reference provided by City

Residential Tenancy Act obligations

Tenant Protection Bylaw obligations

Any additional proposals by the applicant

Financial Compensation

- Equivalent to 3 months rent
 - Lump sum payment or free rent for final 3 months of tenancy
- Not required if:
 - Vacancy rate is greater than 4%; or
 - Tenant agrees to be relocated into another unit by the owner and the rent is not more than 10% higher

Financial assistance for moving expenses

- Amount: \$1000.00
- Provided as a lump sum payment at least 90 days prior to the end of the tenancy

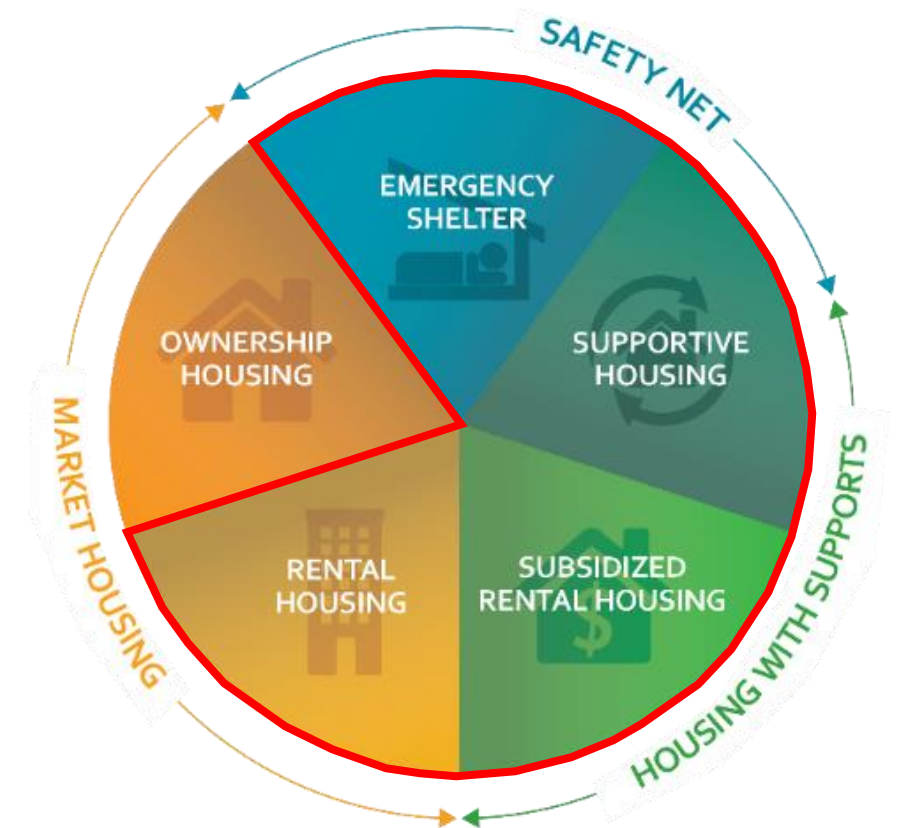
Compliance Report

- Must submit a Compliance Report prior to issuance of a Building Permit or Demolition Permit
- Prepared in accordance with Terms of Reference
- Outlines steps taken to comply with requirements

Housing Action Plan

Action 1.7 – Support tenants who are being evicted due to redevelopment.

- Require developers to create tenant relocation plans
- Implement a bylaw and guidelines to protect tenants without unreasonably impacting development



OCP Objectives and Policies

Urban Centres – Protect renters from displacement and create and require developers to provide fair relocation assistance

Core Areas - Protect renters from displacement and create and require developers to provide fair relocation assistance

Gateway – Require developers to provide fair relocation assistance

Equitable Community – Incorporate an equity lens into land use planning decisions

Implementation

New Tenant Protection Bylaw

OCP Amendment – Tenant Protection Development Permit

Development Application Procedures Bylaw Amendment

Conclusion

Staff recommend **support** for the proposed tenant protection measures as they incorporate previous Council input and are consistent with:

- Housing Action Plan
- OCP Objectives & Policies
- Balance support for tenants without unreasonably impacting development