TENANT
RELOCATION
POLICIES

AN INVENTORY OF TENANT
RELOCATION POLICIES IN THE
METRO VANCOUVER REGION

PREPARED BY
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**Acknowledgments**

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EXECUTIVE SUMMARY

Canada released its first National Housing Strategy in 2017, which describes housing as a basic human right. With the societal and political focus on homeownership in Canada, the rights of renters often fall through the cracks. It is important that all levels of government contribute to the protection of tenant rights and affordable rental housing. This is especially pertinent for the Metro Vancouver region, as housing affordability has steadily worsened over the last decade. In light of this issue, many member municipalities in Metro Vancouver have adopted tenant relocation policies (TRPs) in addition to the provincial Residential Tenancy Act (RTA) to strengthen tenant protection against displacement caused by redevelopment. The provision of TRPs vary across the region as municipalities have adopted their own tenant protections based on local conditions and concerns. There is presently no regional standard for tenant relocation policies in Metro Vancouver. This report contains an up-to-date inventory of TRPs across the Metro Vancouver region.

This project followed a mixed-methods approach and consisted of research into tenant protection along with key informant interviews. 12 interviews took place with planning and housing professionals from across the region. Interview Responses were analyzed and organized into key research findings. A list of lessons learned, recommendations, and considerations were compiled to inform policy and provide guidance for Metro Vancouver member municipalities who are drafting or updating TRPs.

Lessons learned

• Implementing a TRP proactively ensures that tenants are protected for the future as more rental housing is built across the region
• Having the support of City Council is an important step in getting TRPs adopted
• Having a dedicated municipal staff person to manage tenant relocation assists with the implementation a TRP
• Clearly translating tenant rights and the developer requirements of a TRP through informational guidelines eliminates uncertainty
• Requiring a communication strategy as part of a TRP can help ensure that tenants are not misled during the redevelopment process
• Using a TRP to require that new units are offered to previous tenants at discounted rents can help ensure affordability

Recommendations

• Strengthen the policy framework for tenant protection and assistance
• Create regional consistency in tenant protection policies
• Foster communication and collaboration across the member municipalities of Metro Vancouver
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INTRODUCTION
As homeownership prices rise, affordable housing is often achieved through rental housing. Tenants, however, are in an unequal power relationship with landlords. An increasing amount of tenants across the Metro Vancouver region are faced with forced eviction caused by renovations and demovictions. Involuntary displacement has serious impacts on the physical and mental health of tenants, especially for vulnerable groups like seniors and low-income households. Tenant protection is a crucial step towards the right to adequate housing and meaningful security of tenure. Canada’s National Housing Strategy\textsuperscript{1} identifies housing rights as human rights. A rights-based approach to housing requires that tenant relocation policies (TRPs) are designed in a way that realize and protect a human right to housing. This research report explores best practices and provides an inventory of tenant relocation policies across the Metro Vancouver region.

\textbf{Provincial context}

The provincial Residential Tenancy Act (RTA) specifies the rights and protections of tenants and landlords in British Columbia. The RTA indicates the legislated minimum requirements that landlords must provide to tenants who are displaced as a result of demolition, renovation, repair, or conversion. In May 2018, the provincial government made a number of changes to the RTA, which enhanced compensation and notification requirements, as well as provisions for right of first refusal.

The RTA comes into effect when an existing rental housing project undergoes demolition, redevelopment, or a major renovation that leads to the end of a tenancy.

The RTA requires that:

- Landlords provide tenants four months’ notice to end a tenancy
- Tenants receive from the landlord an amount that is equivalent to one month’s rent payable under the tenancy agreement
- Tenants are granted a right-of-first-refusal to enter into a new tenancy agreement at a rent determined by the landlord if the landlord ends the tenancy to renovate or repair the rental unit

\textsuperscript{1} Canada’s National Housing Strategy: A Place to Call Home, Government of Canada (2017)
Regional context

A little more than one third of Metro Vancouver residents are renters (36.3 per cent according to the 2016 census\(^2\)). Many renters in Metro Vancouver face difficulty and stress in securing and maintaining affordable housing given the region’s low vacancy rates and high cost of housing. Since the cancellation of senior government incentives for rental housing in the 1970’s, investment in purpose-built rental has remained stagnant across the region. Moreover, much of the region’s existing rental stock, which is often more affordable, is aging and in need of renovation. An increasing amount of renovictions, demovictions, and evictions have led to the displacement of tenants across the region.

Metro Vancouver’s Regional Affordable Housing Strategy,\(^1\) which was updated in 2016, indicates that the region’s purpose-built market rental housing stock is increasing with the changing market and municipal incentive programs. However, the increase in supply has not been able to keep up with rental housing demand. The Regional Affordable Housing Strategy outlines actions to expand the region’s rental supply and manage redevelopment while also supporting existing tenants.

The strategy encourages municipalities to consider:

- Requiring tenant relocation plans as a condition on the approval of the redevelopment of existing rental housing
- Ensuring that developers notify tenants impacted by redevelopment of their rights under the RTA

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\(^2\) Census, Statistics Canada (2016)
\(^1\) Regional Affordable Housing Strategy: Services and Solutions for a Livable Region, Metro Vancouver (2016)
While the provincial legislation represents the minimum requirements to support renters faced with eviction caused by demolition, redevelopment, or major renovation, several municipalities have adopted municipal tenant relocation policies that go beyond the provincial requirements. This is because the provincial requirements often are not sufficient enough to properly support displaced tenants with finding alternative rental accommodation. Municipal TRPs provide an additional set of regulations that landlords and developers must comply with. Tenant relocation policies can be voluntary or mandatory and their specific contents and requirements vary across municipalities.

The developer requirements of a TRP might include any of the following:

- Increased financial compensation
- Increased notification requirements
- Communication strategies
- Compensation of moving expenses
- Additional support for vulnerable tenants
- First right of refusal for an existing tenant to enter into a new lease at a non-market rent with the owner of the new unit
- Assistance with finding alternative housing

**San Francisco**

- Requires that landlords pay relocation payments for “no fault” evictions, including owner move-in, demolition, capital improvement, substantial rehabilitation, sale of unit converted to a condo, and lead paint abatement.
- If a tenant lets a landlord know they are interested in re-occupancy they must be notified when the unit is ready.
- Rent cannot be raised to pay for capital improvements unless approved by the local tenancy board.

**Los Angeles**

- Displaced tenants have right of first refusal on the unit from which they were displaced for 5 years after the withdrawal of that unit from the market.
- When putting a unit back on the market, the landlord may not rent the unit to anyone except a tenant displaced from that unit for a period of 30 days.
- Additional relocation assistance is provided to vulnerable tenants and low income tenants.
- “Soft-second loans” provide help to moderate-income first-home buyers. Recipients must attend a Homebuyer Education Class and must contribute a minimum of a 1% down payment towards the home price.

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4 Tenant Rights Information, San Francisco Tenants Union (2018)
5 Eviction Assistance, Los Angeles Housing and Community Investment Department (2018)
Research Purpose

The purpose of this research is to develop an up-to-date inventory of Metro Vancouver member municipalities that have completed policies to protect renters who are at risk of displacement due to rental housing redevelopment or renovation and to conduct an evaluation of these policy tools. The inventory includes policies related to tenant relocation and assistance, rental housing replacement, and tenant rights and protection.

Key Research Questions

The following research questions are addressed by this project:

- Which Metro Vancouver municipalities have current policies to support tenant relocation and protection?
- What are the predominantly used tools and mechanisms included within a TRP?
- What are the lessons learned for municipalities looking to implement a TRP?
- What are best practices and recommendations for municipalities developing and/or updating TRPs?
Methods

12 interviews were conducted with housing planners and staff members of Metro Vancouver member municipalities who already have or are in the process of drafting a TRP. Interviews were chosen as the main form of data collection as they facilitate a deeper understanding of some of the implications, issues, and advantages of tenant relocation policies that are difficult to grasp through quantitative methods alone. An interview guide (see Appendix, p. 30) was developed with semi-structured and open-ended questions to facilitate the collection of rich and nuanced data. The interviews lasted approximately 30 minutes and were conducted both in person and over the telephone. Interview responses were transcribed and then coded into thematic and sub-thematic groupings.

Limitations

The scope and methods used in this study present some limitations. Of the stakeholders that were approached for this research, not all were able to take part. This is mostly due to the scope of this project and the fact that it was conducted over a short period of time. Moreover, only municipalities who either have or are drafting a TRP were interviewed for this project. The information that is presented in this study should thus not be considered representative of all the aspects that relate to tenant relocation policies.
**Summary of TRPs across the region**

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<th>City</th>
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FINDINGS
Why adopt a TRP?

Interview participants were first asked why their municipality adopted a TRP and were invited to share their thoughts and opinions on the policy. Several participants reported that they adopted a TRP proactively, often through a directive from City Council, even if their municipality hadn’t yet experienced very much redevelopment of rental housing. This is because they had witnessed the loss of rental housing in neighbouring municipalities and wanted to get ahead of the issue by establishing more robust protections for tenants. For instance, one interview respondent indicated that:

“With housing affordability generally worsening in the region... it then became a political concern for council to have a [tenant relocation] policy.”

Other interview respondents indicated that they created a TRP in response to low vacancy rates and rising rents in their municipalities. A few of the municipalities mentioned that they adopted tenant protection policies in response to crisis or changing municipal contexts. For instance, a fire that damaged a multi-unit rental building triggered the conversation for one municipality’s tenant protection policies. Another respondent indicated that they adopted a TRP in response to the onslaught of transit-oriented redevelopment, which encroached on their municipality’s existing purpose-built rental stock. A large majority of the municipalities indicated that they adopted TRPs because they have an aging rental stock that is under pressure for redevelopment. Much of the region’s rental housing was constructed before 1980, when senior government incentives were more readily available. These units continue to be a primary source of affordable rental housing, yet they are approaching end-of-life. Compounding the issue is the fact that little construction of purpose-built rental housing has occurred since the withdrawal of federal tax incentives. Interview participants echoed these concerns and conveyed a need for solutions like tenant relocation policies that can help tenants feel more protected and secure in their housing.

“Treat policy like a layer cake. The RTA is a baseline and everything else is being layered on top of that. What additional protections make sense for the context of your city?”
- Interview respondent
Drafting a TRP

Nearly all the municipalities that were interviewed indicated that their policy drafting process was a mix of consulting various stakeholder groups, researching the legal framework, looking into the approach of other municipalities, and learning from pre-existing policies. There was no single policy drafting process that was common across all municipalities. Some municipalities had task forces, while others contracted the research out. The only exception to this was one municipality, where their tenant protection policy was drafted entirely by the former Mayor in anticipation of a new Skytrain extension.

Many respondents indicated that they drafted their policies in recognition of the difficulties that tenants face with the region’s low vacancy rates. This has created a situation where people, who are evicted as a result of renoviction or demoviction, have an increasingly difficult time finding new rental housing that is affordable and meets their needs.

The most common concerns that arose during the drafting process were from nonprofit housing providers and developers. Nonprofit housing providers expressed that the cost requirements of TRPs could impact their ability to offer housing units at a deep subsidy. Housing developers, who for the most part acknowledged the importance of this type of policy, preferred up-front compensation requirements over right-of-first-refusal policies or similar provisions that imply more long-term supports. Although there was generally little pushback over the relocation policies, some cities with pro-development councils experienced more contention over which provisions were ultimately included in the final draft of a TRP.

“We wanted to reach as many groups as possible... to get a full perspective”
- Interview respondent


**Challenges**

Participants were asked to offer insight into the current challenges and obstacles associated with tenant relocation policies. Many municipalities indicated that the construction of new rental housing, which is desperately needed across the region, is taking precedence over tenant protections. This is particularly true for municipalities who have a smaller amount of rental housing and are focused on trying to build that stock. Several communities in Metro Vancouver also face the redevelopment of mobile home parks. Many of these municipalities have manufactured home park tenant relocation policies, which require tenants to be provided with various forms of assistance if a manufactured home park is ever redeveloped. This might include compensation, extended notification, or help with finding alternative housing. It can be difficult to find alternative housing for these tenants as this type of housing, along with the land that is required for it, is becoming more sparse.

Many participants stressed that involuntary displacement can have a profound impact on vulnerable populations, especially seniors, people living with disability, or families with young children. As one respondent expressed:

“The displacement of elderly tenants can have a huge impact on their quality of life... special attention needs to be brought to this group of people in policy provisions.”

This can also be the case for long term renters who will face significant rent increases if they are forced to find another home as the rental market has changed so drastically during their tenure. Additional support is often needed by vulnerable tenants who are forced to find alternative accommodation. One municipality who was interviewed for this project is developing a needs assessment tool for vulnerable tenants. A number of Metro Vancouver member municipalities also require additional supports for vulnerable households.

“We see situations all the time where renters are insufficiently protected. We wish we could do more, but we are bound by the legislative framework.”

- Interview respondent
Challenges (continued)

A common sentiment across all respondents is that the provincial RTA is not meeting the needs of displaced tenants. Many respondents expressed a desire for a standardized approach at the provincial level, or at least at the regional level, as the municipality-specific TRPs are difficult to navigate, especially for developers who operate across the region. Several planners indicated that nonprofit housing providers struggle to meet the standards of a TRP as they often do not have the necessary funding or capacity. Respondents mentioned that it is a challenge to find alternative accommodation for displaced tenants, especially in tight rental markets. Some participants reported that developers have to look to adjacent municipalities to source vacant and affordable rental units for displaced tenants. Staffing and administrative issues was also spoken to quite frequently by interview respondents, with many highlighting the need for a dedicated municipal staff person to manage tenant assistance and policies. Several other planners explained the challenges that come with voluntary TRPs, as they are hard to enforce and less tangible than mandatory municipal tenant protections.

Another common challenge is the lack of protection for tenants in the secondary rental market. The provincial RTA does not have compensation and assistance requirements for tenants in the secondary rental market. This gap in policy is especially challenging for municipalities where secondary suites form a large majority of their rental housing. As one planner indicates:

“Most of our [rental] housing stock is in the secondary sector. How do you get private landlords to keep their units on the market while protecting renters?”

Several other planners expressed that the definition for ‘major renovation’ in the provincial RTA creates uncertainty. The provincial RTA presently only provides protection for tenants who are evicted as a result of a major renovation that is part of a rezoning or development permit process. However, while smaller-scaled renovations do not require a permit, they can be incredibly disruptive to tenants. Municipalities do not have the leverage to secure adequate support for tenants in these situations.
**Successes**

Many municipalities were hesitant, at first, to directly identify any ‘successes’ of their tenant protection policies. The reasons behind this were twofold and were directly related to whether or not the policy had already been utilized. For one, municipalities with policies that were recently adopted, or unused due to a lack of major redevelopment of rental properties, felt they could not reliably speak to the success of the policy itself. Other municipalities with more actively used TRPs felt that the policy is somewhat limited and not able to account for all of the hardship faced by displaced tenants.

Upon further reflection, however, planners identified several successes that fell under five broad categories:
- Support from City Council
- Transparency and communication with developers;
- Cultivating developer buy-in to the policy
- The tenant protection policy acting as part of a larger policy framework
- The inclusion of provisions that are tailored to the specific municipal setting.

For some municipalities, support from City Council is so strong that tenant protection policies have passed in their first iteration. For other municipalities, their TRPs have never had to be used because their councils do not approve rental redevelopment projects that would entail the use of the policy. For instance, one municipality reported that:

“Council doesn’t approve redevelopment or rezonings that would result in the loss of rental stock”

Other municipalities reported that they see the value of having this type of policy in place, especially for times when tenant rights and the preservation of rental housing is not a top priority for City Council.

Transparency, communication, and cultivating developer buy-in were also spoken to as successful approaches to TRPs. Interview respondents reported that developers often exceed the requirements of a TRP because they recognize the importance of tenant relations for their future operations across Metro Vancouver. For instance, one respondent indicated that:

“People who were redeveloping understood that support is needed for people being displaced. They don’t want bad press during a rezoning process. Many developers work in other parts of the region, and are aware that these requirements are becoming more common.”

Several planners said that transparency about the requirements of a TRP ensures that there is no miscommunication about what is expected of developers and landlords. One planner spoke to this by mentioning that:

“Having everything out front and centre helps with the development process. A shorter process makes everyone involved happier”

Requiring developers to submit communication strategies also helps to ensure accurate and transparent tenant relocation processes. Communication and
Successes (continued)

transparency on the part of municipalities has also allowed non-profit housing providers to voice their concerns with TRPs. This has led to many municipalities making allowances for non-profit housing providers, provided that the outcome for tenants remains the top priority.

Interview respondents reported that complementary policies can help foster a more robust response to tenant protection. For instance, when speaking about the success of their municipality’s TRP, one respondent reported that:

“A key element has been having different frameworks in place that interact to address many pieces of the problem at the same time.”

Some policies that work well in conjunction with the tenant relocation policies include inclusionary zoning or housing, rental tenure zoning, business licenses for rental buildings, and maintenance standards that prevent the degradation of existing rental housing.

Participants stressed that tenant relocation policies need to be reflective of, and responsive to, the conditions of the municipality itself. Although some provisions of a TRP might be uniform across the region, there are many local conditions that impact tenants and it is important to account for those issues in a TRP. For example, some smaller municipalities have moved to a distance, rather than neighbourhood based model when requiring assistance with alternative accommodation as part of a TRP. This ensures that tenants are still able to access the amenities and services that they are used to, even if they have to move to another municipality in order to do so.
Lessons learned
After interviewing planning professionals with tenant relocation experience, some of the main lessons were identified. Although every tenant relocation policy has its limitations, these learnings provide guidance for the creation of effective municipal policy that supports and protects rental tenants in Metro Vancouver.

**Support from City Council**

Having the support of City Council is a key first step in getting TRPs and other tenant protection programs implemented. Implementing a tenant relocation policy is a way to guarantee that a municipality’s tenants are always protected, even if support for this issue wanes with future City Councils.

**Staffing and implementation**

A dedicated staff person to manage tenant relocation and assistance is hugely beneficial to municipalities who are implementing a TRP. This role might include checking in with tenants, assisting with the relocation of displaced tenants, providing advocacy, and following up after tenants have been relocated.

**Guidelines**

Tenant rights and protections can be overwhelming and difficult to navigate, especially for individuals who are faced with a forced eviction. Pamphlets and informational guides that are translated into layman terms can help tenants understand their rights and know where to find resources and support. Guidelines that outline the developer requirements and applications of a TRP are also helpful, especially for developers and housing providers who operate across multiple different jurisdictions.

**Communication strategies**

When drafting up a TRP, municipalities should consider requiring developers to submit a strategy to guide to communications between an applicant and tenants so that tenants are not in any way misled in the redevelopment process.

**First right of refusal**

The provincial RTA establishes that tenants are granted a right-of-first-of-refusal to enter into a new tenancy agreement if the landlord ends the tenancy due to the major renovation or repair of a rental unit. However, newly built rental units are likely to command higher rents than what was lost in the older housing stock. Municipalities can add an additional provision to a TRP that requires that units offered to previous tenants in a first right of refusal are set at rents that are 20 per cent lower than the average market rents for the city as per the CMHC Rental Market Report for the previous year. This can help ensure that these units remain affordable to displaced tenants.

**Complementary policies**

Several of the interviewed municipalities have complementary policies that work in conjunction with tenant relocation policies and provide further support for renters. These policies include:

- 1:1 rental replacement requirements
- Rental conversion policies
- Strata conversion policies
- Manufactured park home tenant protection policies
- Density bonusing and community benefit policies that incentivize the construction of rental housing
- Rental tenure zoning
- Market rental housing policies
- Rental revitalization programs
- Inclusionary housing policies
Recommendations
Three primary recommendations were identified during the course of this study: strengthening of the policy framework; the need for consistency; and increased communication and collaboration between the member municipalities. These recommendations seek to address the difficulties that come with trying to solve regional issues with disparate and sometimes disjointed localized responses.

1. Strengthen the policy framework

There is presently a lack of protection for tenants in the secondary rental market, including tenants who rent single-detached homes, basement suites, duplexes, laneway homes, coach houses, or individually-owned condos. This forms a large amount of rental housing for many municipalities in Metro Vancouver. Tenant protections for the secondary rental market should therefore be explored, in conjunction with the Provincial government, so that this demographic of renters can be better supported.

Forced eviction can have a profound impact on vulnerable tenants, including people living with disabilities, seniors, and families with young children. Some of the municipalities that were interviewed require additional supports for vulnerable tenants as part of a TRP. Encouraging increased support to vulnerable tenants, in the form of additional compensation requirements for instance, could help ensure a more equitable response to tenant protection across the region.

It is recommended that those municipalities looking to develop or revise a TRP also explore supporting and complementary policies for tenant protection. This might include 1:1 replacement policies, rental tenure only zoning, rental revitalization programs, rental conversion policies, and more. These complementary policies will foster a more comprehensive response to the protection of tenants and preservation of rental housing.

2. Consistency

There should be regional consistency for tenant protection policies across Metro Vancouver. There are two parts to this: first, all policies should be mandatory, not voluntary; and second, policies should be more or less consistent across all member municipalities. This recommendation is meant to address the region’s presently uneven playing field. A regionally consistent TRP would prevent the redevelopment of rental housing from being targeted in municipalities with less robust tenant protection requirements. A regionally consistent TRP would also make the process easier for developers and housing providers as they no longer would have to navigate multiple municipality-specific requirements.

Although most of the feedback received during this project indicated a desire for more direction from the Province, this recommendation could take the form of a regional tenant protection policy that is dictated by Metro Vancouver. This policy could reflect some of the more prevalent affordability and redevelopment issues that are experienced across the region, but perhaps are not felt across the province as a whole. As every municipality has its own capacity and constraints, it is also recommended that Metro Vancouver explore leaving room in a regional TRP for municipalities to tailor specific provisions to local issues.
3. Communication and collaboration

A final recommendation is to increase communication and collaboration amongst Metro Vancouver member municipalities. This refers to sharing lessons on successful and unsuccessful approaches to tenant protection. This also relates to coming together to lobby the provincial government for support on tenant issues, such as decreasing renovictions and demovictions, or increasing the developer and landlord requirements of the provincial RTA. This recommendation is meant to foster the sharing of information and assist with differences in capacity for the various local governments in Metro Vancouver. This recommendation plays into a “power in numbers” approach, which can assist municipal interactions and lobbying with higher levels of government.
CONSIDERATIONS
Municipal context

Although geographically close, the social and political conditions experienced by municipalities across Metro Vancouver are diverse. Pressures faced by municipalities are not universal, and although provincial measures are important, municipalities are often more in touch with the context of their cities. Therefore, it is important that municipalities retain an ability to tailor tenant relocation policies to their own local context.

Tenant protection vs. creation of new rental housing

Many participants expressed a concern about the perceived tug-of-war occurring between the creation of new rental stock and the protection of already existing rental housing. For municipalities with less purpose built rental, the drive to create tenant protection policies may not be as high compared to communities with more rental housing. This is especially true for smaller municipalities with limited capacity, who are often forced to prioritize one action over the other. It was observed that municipalities that are less development driven are more focused on protecting their existing rental stock. Other municipalities, perhaps with smaller amounts of rental housing, are dedicating a lot of effort to trying to build that stock. This speaks to the importance of having a TRP as part of a broader policy landscape. The creation of new rental housing is necessary as the existing purpose-built rental stock ages and falls into disrepair. These new rental units provide housing for displaced tenants. Both tenant protection and the creation of new rental housing have their place in improving housing affordability and security of tenure. Yet with the region’s differing municipal contexts, one policy lever might take precedence over the other.

Monitoring and evaluation

It was observed in this project that there is a lack of monitoring and evaluation of tenant relocation policies. This might be because many of the region’s TRPs were adopted relatively recently. For some municipalities, the lack of monitoring was due to a lack of capacity. A coordinated effort to tenant protection across the region could help ensure that these policies are properly monitored and evaluated.

Capacity

As mentioned previously, municipalities across the Metro Vancouver region have large differences in capacity. Smaller municipalities often look to those with higher capacity or more political favourability to set the tone for what is possible for tenant protection. It is important that those municipalities with strong support from City Council continue to take risks and strengthen tenant protection and assistance policies. If these policies are successful, they will become more palatable to risk-averse councils in other areas of the region and perhaps across the province.
REFERENCES


APPENDIX: INTERVIEW QUESTIONS

1. Why did your municipality decide to adopt tenant protection policies in addition to the Provincial Residential Tenancy Act?

2. Could you explain the process that went into the drafting of the policy?
   - What best practices did you consider when you drafted your TRP? Were there other municipal TRPs that you used as a model?
   - Was there any pushback or major supporters during the process?
   - Does your municipality have any complementary policies that were taken into consideration and/or drafted at the same time? How do you feel they work together?

3. In your opinion how effective has the policy been?
   - What has worked and what hasn’t (i.e. lessons learned)?
   - Are there situations you have faced where the TRP has not adequately protected renters?

4. For municipalities with long-standing TRPs: Given your experience, if you had the opportunity to amend these policies, how would you do so?
   - If a review of the policy is expected: What are the drivers for your TRP review?

5. For municipalities with recently adopted TRPs: Given your experience with TRPs thus far, what changes do you hope to see in the future? Do you expect to review the TRP?