

ITEM 15
MANAGER'S REPORT NO. 78
COUNCIL MEETING 89/11/27

RE: CONVERSION OF RESIDENTIAL TENANCY AGREEMENTS TO LEASES FOR MORE THAN 20 YEARS

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Municipal Solicitor be adopted.

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TO: MUNICIPAL MANAGER NOVEMBER 7, 1989
FROM: MUNICIPAL SOLICITOR
SUBJECT: CONVERSION OF RESIDENTIAL TENANCY AGREEMENTS
TO LEASES FOR MORE THAN 20 YEARS
PURPOSE: To answer the question raised October 16, 1989

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RECOMMENDATION:

THAT Council receive this report for information.

SUMMARY:

The Regulations under the Residential Tenancy Act have been amended to require that a landlord must obtain prior approval of a municipal council, by bylaw, before giving notice to tenants of an intention to enter into a lease for a term exceeding 20 years.

R E P O R T

Council members asked what measures Vancouver Council had taken in response to complaints that apartment tenants were being required to vacate or enter into long term (99 year) leases.

The Province has enacted an amendment to the Regulations made pursuant to the Residential Tenancy Act that, in effect, requires a landlord to have the approval of the council of the municipality in which the building is located before tenancy agreements are converted to leases for a term in excess of 20 years. Because of the action taken by the Province, Vancouver has not been required to take any action to prevent conversions.

Patricia W. Fieger
Patricia W. Fieger
Municipal Solicitor

PWF:sb

- c.c. Director Administrative & Community Services
- Director Engineering
- Director Finance
- Director Planning & Building Inspection