

2021

# **Jurisdictional Review of Municipal Rental Business Licensing Bylaws**



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## Introduction

A Rental Business Licensing Bylaw is a municipal tool intended to protect tenants from displacement due to the repair or renovation of their home. Prior to the announcement of amendments to the Provincial Residential Tenancy Act (RTA), the development of a Rental Business Licensing Bylaw was included as part of the *Victoria Housing Strategy 2019-2022* and direction to start was given by Council on [June 4, 2020](#).

According to the Province of BC, ‘renoviction’ refers to an eviction that is carried out in order to renovate or repair a rental unit – this is often followed by increasing the rents for new tenants. The Residential Tenancy Branch (RTB) acknowledges that most renovations or repairs can be carried out without ending tenancies, with only minor disruptions to tenants, and provides policy guidance for which repairs may likely require a home to be vacant.

Shortly after the City began engagement for the Rental Business Licensing Bylaw, the Province announced *Residential Tenancy Act* (RTA) amendments that would improve protection for tenants from evictions for repair or renovation. The new legislation is intended to prevent nearly all evictions for rental repairs or renovations. While there may be some cases where the work is so extensive in nature and duration that accommodation of tenants may not be possible, current provincial policy guidance indicates that the vast majority of repairs and renovations can be carried out while keeping tenants housed. This new amendment, which came into effect on July 1st of this year, is welcome news for renters across British Columbia who may have been facing ‘bad faith’ evictions for renovations.

Over the past two years, before the latest provincial amendments were proposed, three municipalities in BC amended their municipal business bylaws with the aim of preventing renovictions. This review describes how the City of New Westminster, Port Coquitlam and Port Moody have navigated the development, implementation, and monitoring of bylaws to regulate renovations and repairs and disincentivize renovictions. It also briefly explores provincial legislation in Quebec and Ontario that prevents or mitigates ‘bad faith’ evictions for minor repairs, while also detailing Victoria’s rental context and the provincial framework for preventing renovictions in BC.

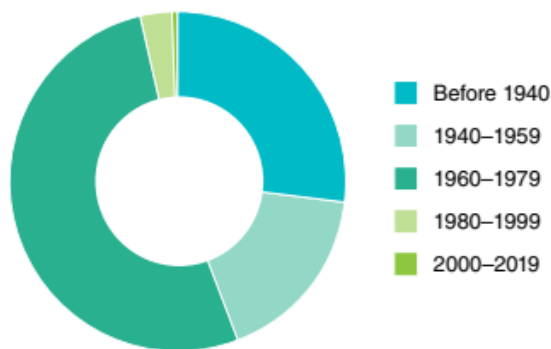
## Victoria's Context

Victoria ranks as one of the least affordable places to live in Canada due to the large income and housing price gap. With increasing average market rents, and low vacancy rates, renting in Victoria is an extreme challenge. Renters make up 61% of Victoria's households with Indigenous households being overrepresented as 77% are renters.<sup>1</sup> Landlord and tenant conflict is one of the top reasons for homelessness, accounting for 11.8% of the 2020 Point in Time Count responses.<sup>2</sup>

Victoria has approximately 700 rental apartment buildings (not including rental housing in secondary suites, triplexes and rented condominiums), providing nearly 17,000 units.<sup>3</sup> The majority of these buildings (78%) were built in the 1960s and 1970s and nearly all (97%) were built before 2000. As older purpose-built rental apartments age, the need for significant capital repairs or redevelopment increases and so does the risks of tenant displacement.

The number of renter households in Victoria grew 12% between 2006 and 2016, however, from 2005 to 2019, the total purpose-built rental stock only increased 6%.<sup>4</sup> High demand and low vacancy contribute to increasing rents and can push renters out of Victoria.

### *Victoria's Rental Apartment Stock by Period of Construction<sup>5</sup>*



<sup>1</sup> Statistics Canada 2016 Census of Population

<sup>2</sup> 2020 Greater Victoria Point-In-Time Homeless Count and Housing Needs Survey: [crd-pit-count-2020-community-report-2020-07-31.pdf](https://victoriahomelessness.ca/report-2020-07-31.pdf) ([victoriahomelessness.ca](https://victoriahomelessness.ca))

<sup>3</sup> CMHC Rental Market Survey

<sup>4</sup> Ibid

<sup>5</sup> CMHC, adapted from Statistics Canada (Census of Canada and National Household Survey)



## Prevalence of Renovictions in Victoria

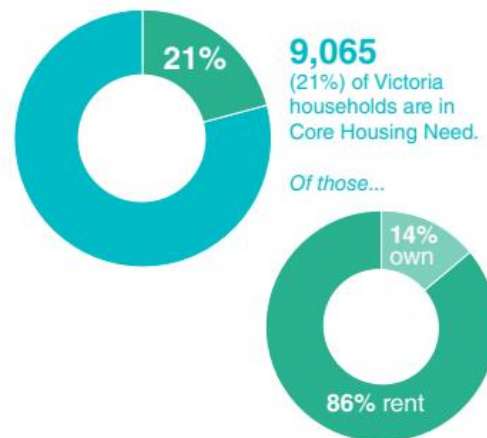
There is limited data available about the prevalence or nature of evictions due to repair or maintenance in BC, because there is no mechanism in place to track evictions, other than through complaints made to governments, media, or tenant advocates.

Over the last four years, there is evidence that tenants may have been evicted or threatened with eviction for renovations and repairs in over 10 rental buildings in Victoria, affecting over 200 homes, with more than 40 homes being affected since the fall of 2020. This data has been compiled from tenant complaints, building permits data and media reports, but there may be other occasions that have not come to the attention of the city, particularly in cases where building permits are not required.

## Impacts on Victoria's Renters

1 in 5 households in Victoria are in Core Housing Need, meaning they do not have access to affordable, suitable, or adequate housing, and they would need to pay more than 30% of their income to find housing that meets their needs in their area. The majority (86%) of households in need rent their homes.<sup>6</sup>

Evictions adversely affect tenants across all demographics but especially long-term tenants whose rents have remained low due to restrictions on annual increases. These impacts are exacerbated for vulnerable populations and those in Core Housing Need identified in the [Victoria's Housing Needs Assessment, 2020](#), such as seniors or those with fixed and low incomes, those requiring accessible housing, as well as tenants who experience discrimination such as Indigenous people, racialized and migrant groups. Finding alternative housing is often costly, challenging and stress inducing, resulting in increased monthly housing costs, moving costs, risks of homelessness as well as the severing of social connections and access to community support.



Source: Statistics Canada, 2016 Census of Population (custom data)

## COVID 19

Across Canada, people have struggled to pay for housing and basic necessities due to loss of regular employment due to the pandemic, and there has been reports of rising homelessness in Victoria. Senior governments have offered income and rent support to help improve housing stability. The City of Victoria reprioritized [Housing Strategy](#) actions for an immediate response, including:

- a. Advance and support the rapid supply of affordable and supportive housing in neighbourhoods throughout the city, with government partners and non-profit housing providers;
- b. Bring forward an expanded Rental Property Standards of Maintenance Bylaw for consideration;
- c. Develop a Rental Property Licensing Bylaw to prevent renovations and demovictions;
- d. Explore the creation of a non-profit administered rent bank on a pilot basis.

<sup>6</sup> Statistics Canada 2016 Census of Population





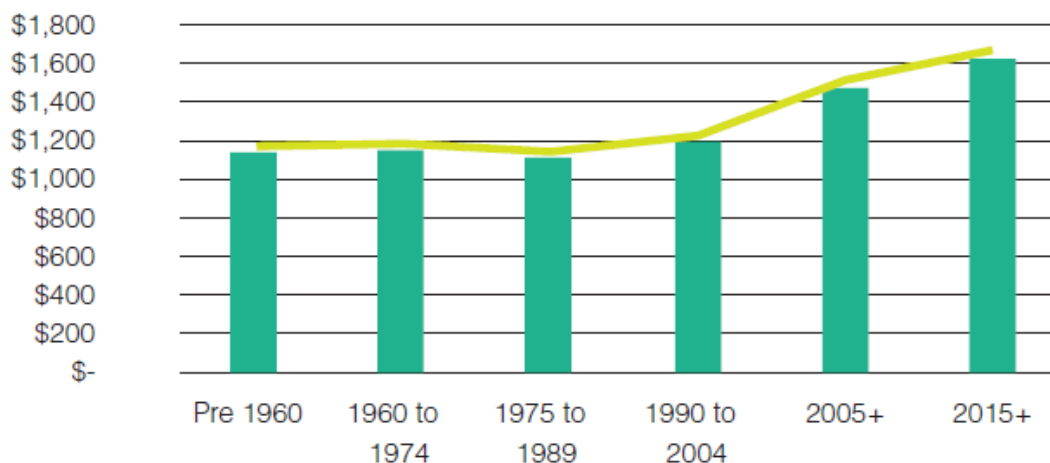
## Importance of Housing Security

Having affordable and secure rental housing for residents supports many City objectives, including the creation and retention of equitable, healthy, and diverse mixed-income communities. Suitable rental options are essential for attracting and retaining employers and workers to Victoria.

When long-term tenants are evicted from older buildings because of renovations or repairs, they often face a rental market starkly different from the one they originally entered, as shown in Figure 1 and Table 1 below.

Preventing displacement supports the city to achieve and maintain an equitable, sustainable, diverse, and mixed-income community, as well as advances local economic health by attracting and retaining workers and employers. The new provincial legislation aims to keep people housed, protect tenants from illegal evictions for regular maintenance, minor cosmetic renovations or disingenuous plans to do work with the sole purpose of increasing rents, while also permitting necessary repairs and renovations to maintain safe and livable rental housing.

**Figure 1: Victoria's Average Rents by Building Age<sup>7</sup>**



When entering the rental market, rent could potentially increase by \$500 per month or more (see Table 1 below). The CMHC average market rents include rents in these older buildings and may be artificially low. Combined with a low vacancy rate, this results in uncertainty for many tenants facing eviction due to renovation or repair.

**Table 1: Victoria's Average Market Rents vs. Costs of Entering Rental Market**

<b>Unit Size</b>	<b>Average Market Rents, November 2020, CMHC<sup>8</sup></b>	<b>Market Rent Listings May 2021, Rentals.ca<sup>9</sup></b>
1 Bedroom	\$1,185	\$1,640
2 Bedroom	\$1,507	\$1,864

<sup>7</sup> CMHC Rental Market Report, 2018

<sup>8</sup> CMHC Rental Market Report, 2021.

<sup>9</sup> [Rentals.ca May 2021 Rent Report](#)

\*Please note, this table is for illustrative purposes only. Rentals.ca is a third party website, the accuracy of this report has not been verified. The rents listed include prices for all rental listings, including secondary market rentals such as secondary suites, condominiums, townhomes and other housing forms which may often rent at higher prices. The CMHC data only includes market rental apartment buildings.



## Provincial Legislation

The *Residential Tenancy Act* (RTA) is provincial legislation that regulates residential tenancies in British Columbia. The RTA Section 49 permits a landlord to: end a tenancy in respect of a rental unit if the landlord has all the necessary permits and approvals required by law, and intends in good faith, to do any of the following: renovate or repair the rental unit in a manner that requires the rental unit to be vacant. The RTA also establishes levels of compensation (equivalent compensation to one month's rent) and notice (four months' notice, up from two months previously) for tenants who have to vacate their unit due to major renovation or repair.

Since 2018, the province has implemented recommendations of the Renters Task Force and have revised the RTA, including providing new guidance for what renovations or repairs would not require vacancy.

The guidance states that “renovations or repairs that result in temporary, intermittent, or short-term loss of services like water, hydro or heat, or disruption to the tenant like construction noise do not usually require the rental unit to be vacant.” Vacancy is almost never required for renovations or repairs that are cosmetic, such as painting walls, replacing doors, and replacing baseboards. The guidelines list very few types of renovations or repairs which are likely to require the vacancy of a rental home for a period of time.

**Table 2: Examples of Type of Work and Vacancy<sup>10</sup>**

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Types of Work	Examples	Vacancy
Cosmetic Repairs and Renovations	<ul style="list-style-type: none"><li>• Repainting</li><li>• Replacing baseboards, cabinets or doors</li></ul>	Almost Never
Repairs or Renovations that cause temporary, intermittent or short-term loss of services	<ul style="list-style-type: none"><li>• Re-piping can be done one unit at a time</li><li>• Electrical Service Replacement</li><li>• Building Envelope Repair</li></ul>	Unlikely
Extensive Repairs and Renovations, Significant disruption to tenants	<ul style="list-style-type: none"><li>• Rental unit re-wire</li><li>• Fire sprinkler installation or replacement</li><li>• Seismic upgrades</li><li>• Interior wall or ceiling demolition</li></ul>	May be Required

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<sup>10</sup> Residential Tenancy Policy Guideline 2B: Ending a Tenancy to Demolish, Renovate, or Convert a Rental Unit to a Permitted Use, July 2019: [gl2b.pdf \(gov.bc.ca\)](#)

## New Provincial Legislative Amendments to Prevent Renovictions

On March 1, 2021, the Province introduced [Bill 7](#) effective July 1, 2021, to require landlords to apply to the RTB for approval prior to ending a tenancy agreement for the purposes of conducting renovations. In this new process, the RTB, will determine whether tenants can be reasonably accommodated, with the objective of keeping existing tenancies in place. Another key change is to permit landlords to apply for increases in rent, following the completion of renovations to rental units, which may help to keep existing tenancies in place with only incremental rent increases. These changes represent a shift from a responsive approach for enforcing the RTA, to a more proactive approach that actively reviews notices of eviction for repairs or renovations to ensure compliance.

**Table 3: Summary of changes to the Residential Tenancy Act relating to renovictions**

<b>RTA Provision</b>	<b>Before 2018 <sup>12</sup></b>	<b>2018 and 2019 Changes <sup>13</sup></b>	<b>July 1, 2021 Changes <sup>14</sup></b>
<i>Notice of evictions</i>	2 months' notice, 1 month rent in compensation required	4 months' notice	RTB to review all eviction notices for renovation or repairs, if granted
<i>Time to dispute notice</i>	15 days	30 days	No change
<i>Compensation for bad faith evictions</i>	2 months' rent	12 months' rent	No change
<i>Right of first refusal</i>	Not offered	Offered in multi-unit buildings at the market rental rate	No change

<sup>12</sup> Residential Tenancy Policy Guideline 50. Compensation for Ending a Tenancy, October 2018: [Legislation: \(gov.bc.ca\)](#).

<sup>13</sup> Residential Tenancy Policy Guideline 2B: Ending a Tenancy to Demolish, Renovate, or Convert a Rental Unit to a Permitted Use, July 2019: [gl2b.pdf \(gov.bc.ca\)](#)

<sup>14</sup> Attorney General News Release, March 2021: [Preventing renovictions, extending rent freeze to benefit tenants | BC Gov News](#)

## Municipal Renovation Regulations in BC

In 2019, prior to the province's announced RTA amendments, New Westminster, Port Coquitlam, and Port Moody have recently amended regulations to disincentivize renovations in their communities. Each community has taken the approach of creating anti-renovation protections by amending their Business Bylaws for rental apartments. Through these municipal regulations, they can enforce requirements for landlords to provide alternative accommodation and Right of First Refusal (or right to return to the unit) after repairs or renovations are carried out, effectively making it illegal to evict tenants for minor or cosmetic repairs and renovations. Port Coquitlam and New Westminster's bylaws have both been legally challenged by landlords. New Westminster's bylaw was upheld by the BC Supreme Court in 2020 and the BC Court of Appeal in 2021,<sup>15</sup> and Port Coquitlam's lawsuit was dropped.

Like Victoria, other jurisdictions across BC support tenants facing eviction through tenant advocacy, tenant assistance or relocation policies, and non-profit housing associations or foundations, among other policies. But only the three municipalities discussed in this review have developed and implemented regulations and bylaws that aim to disincentivize and regulate renovations, in addition to provincial legislation and guidelines. Summaries of anti-renovation legislation and organizations in Ontario and Quebec are also included, although a comprehensive review of their policies was not carried out for the purposes of this review.



<sup>15</sup> 1193652 B.C. Ltd. v. New Westminster (City), 2021 BCCA 176 (CanLII), <https://canlii.ca/t/jfnxd>

**Table 4: Municipal Renovation Regulations in BC**

<b>Application</b>	<b>Alternative Accommod'n</b>	<b>Right of first refusal (RoFR)</b>	<b>Penalty</b>	<b>Exemption</b>
<b><i>New Westminster</i></b>				
Dwelling units, defined as “rental units” that require a building permit for alterations. Does not apply to secondary suites in owner-occupied single detached dwelling units.	Temporary accommodation arrangements while renovation work is carried out.	Return to renovated unit under the same terms, including rent, as the tenancy agreement pertaining to the suite being renovated, or terms that are more favourable to the tenant.	Up to \$2,000 per infraction per day, and up to \$10,000 in total per infraction. Up to six months imprisonment if not providing payment.	Owner may apply to Council for an exemption, accompanied by professional certification, meeting conditions related to rent and accommodation. Exemption is guaranteed when an owner is proposing repairs to meet minimum maintenance standards.
<b><i>Port Coquitlam</i></b>				
Properties with five or more rental suites, defined as “Suite Rental Business”, requiring a building permit for alterations.	Temporary accommodation arrangements while renovation work is carried out.	Return to renovated unit under the same terms, including rent, as the tenancy agreement pertaining to the suite being renovated, or terms that are more favourable to the tenant.	Up to \$2,000 per infraction per day, and up to \$10,000 in total per infraction. Up to six months imprisonment if not providing payment.	Owner may apply to Council for an exemption, accompanied by professional certification, meeting conditions related to rent and accommodation.
<b><i>Port Moody</i></b>				
Properties with five or more rental dwelling units, defined as “Market Rental Apartments” requiring a building permit for alterations.	Temporary accommodation arrangements while renovation work is carried out.	Return to a comparable unit under the same terms, including rent, as the tenancy agreement pertaining to the unit being renovated, or terms that are more favourable to the tenant.	Up to \$2,000 and costs per infraction. Up to 60 days imprisonment if not providing payment.	Owner may apply to Council for an exemption, accompanied by professional certification, meeting conditions pertaining to rent and accommodation.



## City of New Westminster

44 percent of New Westminster's households are renters, and rental vacancy rates have remained below healthy levels since 2000. Around 9,600 rental units exist in the primary rental market, comprised of purpose-built rental apartments. Rentals are also contained in condominium rentals, single-family house rentals, secondary suites and rooming houses. According to the [2019 Metro Vancouver Housing Data Book](#), renter households in New Westminster have nearly half the median yearly income of owner households (\$44,368 and \$86,115 respectively). The [Business Regulations and Licensing \(Rental Units\) Amendment Bylaw, 2019, No. 8130](#), adopted February 4, 2019, requires that before issuing an eviction notice (or evicting a tenant under an eviction notice issued before the new regulations), the property owner must provide tenants with:

- alternative accommodation while renovation work is being carried out, and
- a written offer to return to the renovated unit or another rental unit at the same rent as currently paid, subject to any rent increase permitted under the BC Residential Tenancy Act.
- The City can impose fines if the new rules are not followed.
- There is an option for landlords to apply to Council for an exemption from the Bylaw, and Council may attach provisions to their approval if granted.

Over the last two years, there is evidence that renovictions have occurred in at least fifteen rental buildings in New Westminster, affecting at least 340 units. The bylaw has been effective in protecting tenants from displacement due to renovation or repair, and in nearly all cases, tenants have been properly accommodated and have retained their housing throughout the upgrades to their homes. Often tenants had already moved out or had signed mutual agreements to end tenancy, before the City or the RTB could inform them of their rights. There were high rates of complaints and incidents of renovictions when the bylaw was first adopted, however, recently, there is only one active case being investigated. There have been two applications for exemptions to this Bylaw to date.

Prior to February 2019, when the new regulations came into effect, New Westminster assisted tenants affected by renovictions, as outlined in the [Renovictions Action Plan](#), adopted May 2, 2016. These actions included:

- Circulating copies of the Tenant Survival Guide and updates to the RTA
- Sponsoring workshops on tenants' rights
- Advocating for amendments to the Residential Tenancy Act to allow tenants the first right of refusal to return to their unit at a rent that is no more than the landlord could lawfully have charged if there had been no disruption in the tenancy.

In 2019, a landlord challenged the validity of the Bylaw on the grounds that it exceeded the legislative jurisdiction of the city under the Community Charter. In February 2020, the BC Supreme Court dismissed this challenge, holding that it was within the City's legislated authority to regulate renovictions through the Bylaw. The landlord subsequently appealed the dismissal, and in May 2021, the Court upheld the Bylaw. Landlord BC is now taking the case to the Supreme Court of Canada.

## City of Port Coquitlam

Port Coquitlam's primary market rental stock is around 980 units, and the vacancy rate is below healthy levels, at 0.7 percent. The city's tenure ratio is 23 percent renter households to 77 percent owner ratio, reflecting a higher proportion of owner-occupied single detached homes.

Under the [Business Bylaw, 2010, No. 3725](#), and the Business Amendment Bylaw, 2019, No. 4116, rental apartment businesses with five or more units that plan to make repairs or renovations must provide interim accommodation. After the upgrade project is done, landlords cannot increase the rent (landlords also have the option to relocate displaced tenants to a comparable unit). This regulation is triggered by a building permit application – and it applies to all units that will need repairs or renovations, and that require a building permit to make existing building repairs or make interior renovations.

Council tried to find a balance with its renoviction bylaw to allow rental building owners to find a return on their investment but to also stop the practice of removing long-term tenants unnecessarily. There was one building where there was potential for as many as 60 residential tenants to be renovicted. As soon as New Westminster adopted their bylaw, Port Coquitlam worked quickly to adopt a similar bylaw, to prevent this building's tenants from facing renoviction. At the same time that the Bylaw was amended, the building's tenants collectively initiated an appeal process to the RTB, to challenge the landlord for not being compliant with RTA guidelines around evictions. In the end the tenants were able to stay in their units under the same tenancy agreements due to the challenge at the RTB.

The bylaw does not apply to smaller landlords, including homeowners who rent out a secondary suite or a coach house, or apartment condominium owners who rent out their suites. This is a potential gap in the bylaw related to enforcement since it does not apply to landlords with four or fewer suites. Port Coquitlam is also considering potential outcomes of the Bylaw for Standards of Maintenance. They would like to encourage renovations to be carried out in a way that ensures that rental apartments do not become run-down over time, and do not face disinvestment.

## City of Port Moody

Port Moody's primary market rental apartment stock is only around 500 units and renter households make up around 25 percent of the population. There are only about 15 rental market apartment buildings throughout the city. Most homes are single-family detached dwellings.

Under the [Business Licensing and Regulation Bylaw, 2015, No. 3000](#), amended in July 2020, properties with five or more "Market Rental Apartment" dwellings that plan to make repairs or renovations that require the tenant to temporarily leave, must provide temporary alternative accommodations. Tenants must also return to the same unit or a comparable unit within the building at the same or more favourable terms as their current tenancy agreement. The terms of Port Moody's business licensing regulation bylaw are similar to New Westminster and Port Coquitlam, except that they have a lesser penalty for non-compliance.

During implementation, they chose not to enforce the regulations. There was no large consultation process since there are not many renters or purpose-built rental buildings across the community.

Although staff made a tenant awareness campaign to educate about these new amendments, they have not heard any complaints from tenants about potential renoviction scenarios, and none of the rental apartment buildings have submitted applications for renovation or repair. There is minor concern, similar to Port Coquitlam, that since the Bylaw only addresses properties with five or more rental units, that tenants renting in older single-family detached dwellings could face renoviction. Similar to Port Coquitlam, they are concerned about finding a balance between encouraging the maintenance of building standards, proper rehabilitation and replacement, and redevelopment where it makes sense, without unnecessarily increasing the rate of tenant displacement, all while providing supports for existing tenants.

## Other Provinces

### Ontario

Ontario's Landlord Tenant Board (LTB), a provincial body similar to BC's RTB, seeks to resolve disputes between landlords and tenants. [Notice N-13](#) specifies that when giving a notice to end tenancy because the landlord wants to repair or renovate a rental unit, the landlord must have applied for building permits, must provide four months' notice, and must offer Right of Return to the unit.

The tenant can choose to move back into the rental unit after the repairs or renovations are complete. The rent must be the same as the rent before the tenancy was terminated. Before the tenant moves out, the tenant must inform the landlord in writing of their intent to re-occupy the rental unit. Moving expenses or compensation is not required for tenants who are temporarily displaced.

If the rental unit is located in a residential complex that contains at least five residential units and the tenant does not give the landlord a written notice stating that they want to move back after the repairs are completed, the landlord must give the tenant an amount equal to three months' rent or offer another rental unit that is acceptable to the tenant.<sup>16</sup>

- Whether vacant possession is necessary for the landlord to do the repairs or renovations is discussed in these LTB orders: [TSL-81965-17 \(Re\)](#), 2017 CanLII 28702 (ON LTB); [SOL-14870-11 \(Re\)](#), 2011 CanLII 101419 (ON LTB).
- The onus is on the tenants to notify the landlord that they want to return to the unit at the same rent or challenge a notice to end tenancy that appears to be in 'bad faith.' Local tenant advocacy organizations in the City of Toronto have created a website - <https://renovictionsto.com/> - where tenants can report renovictions and proactively seek advocacy.
- The City of Hamilton implemented a [Tenant Defense Pilot Program](#) that has [recently expanded](#) to help tenant associations facing potential renoviction, by providing funding and support to help fight their case at the Landlord and Tenant Branch.

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<sup>16</sup> [LTB | Eviction for Personal Use, Demolition, Repairs and Conversion \(tribunalsontario.ca\)](#)



## Quebec

Quebec law allows for a rent increase when a new tenant moves into a rental unit, but the landlord must give the tenant a notice stating the lowest rent paid in the last 12 months before the beginning of the lease before they sign the rental agreement. The tenant has the right to object to the rent and request the landlord to fix his or her rent.<sup>17</sup> This helps prevent unreasonable rent increases between tenancies.

Quebec's [Tribunal administratif du logement \(gouv.qc.ca\)](http://gouv.qc.ca) requires landlords to provide a notice to end tenancy one to six months beforehand, depending on the reason for eviction and the length of the lease. For [major improvements or repairs](#), the landlord can ask tenants to temporarily leave the dwelling and offer compensation for that time. The landlord cannot raise the rent on the dwelling during the term of the lease because of major work they have done. For [eviction for subdivision, enlargement or change of destination of a dwelling](#), the landlord must provide proper notice, three month's compensation, and reasonable moving expenses, but does not have to offer Right of Return/ Right of First Refusal. The tenant can dispute the eviction and apply to the Tribunal, requiring the landlord to provide proof to the Tribunal that they intend to make extensive enough changes to the property that they require the tenants to end their leases and vacate. During this process, the Tribunal can also impose conditions on the eviction that they consider just and reasonable. As well, a landlord may not evict a tenant if they or the tenant's spouse meets all of the following criteria at the time of eviction:

- they are 70 years of age or over;
- they have occupied the dwelling for at least 10 years;
- their income is equal to or less than the maximum threshold to qualify for a dwelling in low-rental housing.<sup>18</sup>



Source: [twin stairs](#) | [Montréal](#) | [mabi2000](#) | [Flickr](#)

<sup>17</sup> Civil Code of Quebec article 1896: [CCQ-1991 - Civil Code of Québec \(gouv.qc.ca\)](http://gouv.qc.ca)

<sup>18</sup> Civil Code of Quebec article 1959.1: [CCQ-1991 - Civil Code of Québec \(gouv.qc.ca\)](http://gouv.qc.ca)

## Resources

### **British Columbia – Residential Tenancy Branch:**

- [Protecting renters by preventing illegal renovations](#)
- [Fact Sheet: Summary of Legislative Changes](#)
- [Fact Sheet: Applying for an Additional Rent Increase for Capital Expenditures](#)
- [Fact Sheet: Ending a Tenancy for Renovations or Repairs](#)
- ["Renovictions" - Province of British Columbia \(gov.bc.ca\)](#)

### **City of New Westminster:**

- [Business Regulations and Licensing \(Rental Units\) Amendment Bylaw, 2019, No. 8130](#)
- [Renovictions Action Plan Report, June 2018](#)

### **City of Port Coquitlam:**

- [Business Bylaw, 2010, No. 3725](#)
- Housing Affordability Report, July 2018: [2018-07-24-CIC-Agenda-Housing-Affordability-report.pdf \(portcoquitlam.ca\)](#)

### **City of Port Moody:**

- [City of Port Moody Business Licensing and Regulation Bylaw, 2015, No. 3000](#)

### **Ontario:**

- [Renovictions in Hamilton | ACORN Canada](#)
- Advocacy Centre for Tenants Ontario (ACTO): [We Can't Wait: Preserving Our Affordable Rental Housing in Ontario report, November 2019](#)
- Landlord and Tenant Board: [LTB | Eviction for Personal Use, Demolition, Repairs and Conversion \(tribunalsontario.ca\)](#)
- Renovictions Tracker: <https://renovictionsto.com/>
- Tenant Defence Fund Pilot Program: [Tenant Defence Fund Pilot Program | City of Hamilton, Ontario, Canada](#)

### **Quebec:**

- Major Work: [Major work | Tribunal administratif du logement \(gouv.qc.ca\)](#)
- Notice of eviction for subdivision, enlargement or change of destination of a dwelling: [U:\MESDOC~1\F3\FORM\PUBLICA\AVI \(gouv.qc.ca\)](#)
- Notice of major improvements or repairs: [U:\MESDOC~1\F3\FORM\PUBLICA\AVI \(gouv.qc.ca\)](#)
- Rent Increases in Quebec: [Tenant rights and Landlord rights in Quebec | tenantrights.ca](#)
- Repossession of an apartment or eviction: [Repossession of an Apartment or Eviction | Éducaloi \(educaloi.qc.ca\)](#)