



July 6, 2018

Submission to the Rental housing Task Force

Greater Victoria Housing Society is a non-profit housing provider. We provide both subsidized and low end of market (affordable) housing for families, seniors, persons with disabilities, and low to moderate income earners.

We are members of both the BCNPHA (BC Non-Profit Housing Association) and Landlord BC. We have reviewed both organizations submissions and fully support the positions they have taken. We would like to draw attention to three points we think should also be taken in to consideration by the Task Force.

The first point is filing time for a disputed Condition Inspection Report at the end of tenancy. If a four-week time period were implement, it would allow more time and opportunity for landlord and tenant to come to an agreement and avoid a time consuming and costly arbitration process.

The second point is the problem surrounding smoking of marijuana in an existing tenancy that allows tobacco. Staff working within apartment buildings will be subjected to a less healthy work place with many implications including, but not limited to, staff with respiratory conditions and allergies no longer able to enter suites or buildings, staff being subjected to intoxication while on the job with the possibility of driving infractions, staff returning home to family and children at the end of a work day smelling like marijuana (and the possible tensions this may cause in family life). We are also concerned about how we would accommodate the tenants and WorkSafe Regulations requiring us to provide a smoke free work place. We are asking for straight forward rules and guidelines to protect our staff.

Our last point for consideration is municipalities drafting tenant assistance policies and bylaws. The costs surrounding some of these policies are significant and will be a hardship on the non-profits who are attempting to build more affordable housing as opposed to housing for profit. Also, various municipalities drafting their own policies means tenants throughout the province are treated differently based on location. While this may be out of the reach of the Residential Tenancy Branch, we believe it would be prudent for the Branch to speak to the municipalities in an effort to have fair and equitable treatment throughout the province.

Thank you for your consideration of these matters.

Sincerely,

Raymond Moss
Director of Property Management