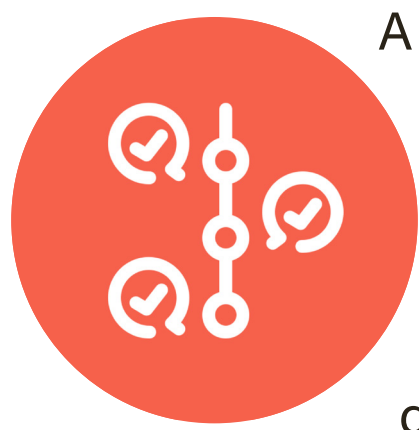


# ENFORCING TENANT RELOCATION RIGHTS

## A CATALOGUE OF TOOLS FOR BC MUNICIPALITIES

Most BC municipalities encode protections for tenants during redevelopment in a Tenant Relocation and Protection Policy (TRPP) – but these **TRPPs are only as good as their enforcement.**

### PERMIT HOLDS



A municipality lays out **staged requirements for developers to provide proof of TRPP compliance** that align with key points in the development process.

At each lever point, the corresponding permit is not issued until a developer provides sufficient proof of compliance.

### MANDATORY MEETINGS



A municipality **requires that a development applicant meet with the tenants** who will be impacted by a proposed redevelopment. During the meeting,

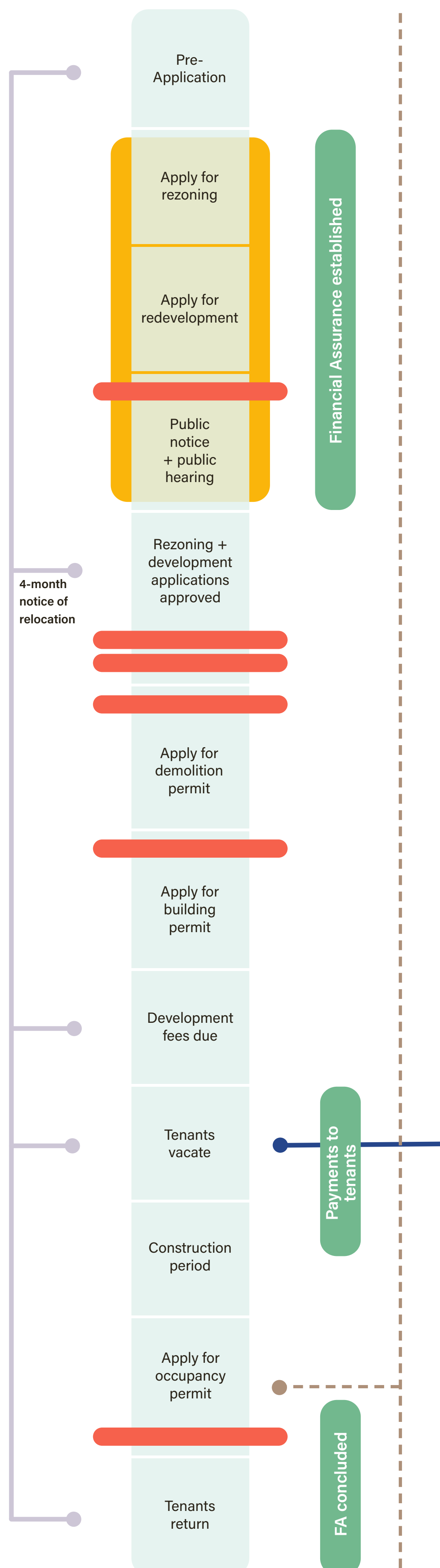
tenants are informed of the development timeline, their rights according to the municipal TRPP, their options for compensation, and also have the opportunity to ask questions or raise concerns about the project.

### TENANT RELOCATION COORDINATORS



A Tenant Relocation Coordinator (TRC) is the **third party hired or designated by the applicant to assist tenants** in finding alternative housing.

Several TRPPs in BC require the appointment of a TRC to support tenants with consistent communication throughout the redevelopment process.



To address these deficiencies, this project offers **six enforcement tools for the BC municipal context.**

### FINANCIAL ASSURANCE



A letter of credit or escrow may be used to **ensure financial security and accountability for tenant compensation requirements** as mandated by TRPPs. A developer places compensation funds in an account held by a third party, and the funds are disbursed to ensure the developer meets TRPP obligations.

### RENTAL LICENSING



Landlords are required to **register each rental unit**, pay an associated annual fee, and adhere to requirements set by the city. Licenses are discretionary and may be revoked at any time if, for example, TRPP obligations are not met for an applicable rental development.

### OVERLAY ZONES



A municipality creates a new micro-zoning distinction that is applied on top of an existing zone, with the intention of addressing gaps related to the enforcement of TRPPs. This over-laid zone can be applied at the building-level. It **provides density bonuses for developers who designate new units as transitional housing** for displaced tenants throughout the city.