

Attachment 2

*Background on Burnaby's Tenant
Assistance Policy and Tracked Indicators
Related to its Implementation*

City of Burnaby Policy Background

The Tenant Assistance Plan sets out required supports for tenants facing displacement from purpose-built rental buildings with five or more units due to redevelopment associated with rezoning. The required supports seek to reduce the financial impact of redevelopment on tenants and provide an opportunity for them to remain in Burnaby long term.

City of Burnaby Council adopted the current Tenant Assistance Policy on March 9, 2020, which stipulated that the policy would be reviewed every two years. The first two-year review was approved by Council October 24, 2022. The majority of the following discussion is based on the second Tenant Assistance Policy two-year review.

Burnaby's Tenant Assistance Policy Overview

Under Burnaby's current Tenant Assistance Policy, eligible tenants may receive *financial compensation, moving compensation and the right of first refusal to a rental replacement unit*. The Tenant Assistance Policy Guide provides comprehensive information to applicants, Tenant Relocation Coordinators and tenants.

Policy Components

Financial Compensation

- **Option 1: Applicant Secured Interim Housing** - Tenant Relocation Coordinator (TRC) on behalf of the applicant/landlord provides at least three options for interim housing and where a rent top up is provided to help bridge the gap between the rent the tenants were paying at the rezoning site and the rent at the interim unit
- **Option 2: Tenant Secured Interim Housing** - Tenant finds their own interim housing and is provided a rent top up to a maximum amount (the greatest of either 15% of the tenant's monthly rent, or the difference between the tenant's monthly rent and 30% above CMHC Median). Tenants end up paying a lot more for rent under this option.
- **Option 3: Lump Sum** - The lump sum payment will be an amount equal to the greater of the following formulas:

(Most recent CMHC Rental Market Survey (RMS) median rent at move-out for the applicable RMS zone and bedroom type + 30 percent) – (tenant's rent at applicant's building) x 36 months; or,

(Tenant's rent at applicant's building x 15 percent) x 36 months

Moving Compensation

- **Option 1: Applicant Arranged Moving Compensation** - A moving company is arranged by the TRC and paid for by the rezoning applicant (available for tenants moving within Metro Vancouver).
- **Option 2: Flat Rate Payment** - The tenant can arrange the move themselves and receive a flat rate payment based on the number of bedrooms in their rental unit (\$900 for a studio or one bedroom unit, \$1,200 for a two bedroom unit, and \$1,400 for a three bedroom unit).

Right of First Refusal

- All eligible households are offered the Right of First Refusal for a replacement unit as provided for through the Rental Use Zoning Policy. Residential Tenancy Act (RTA) allowable rent increases between move out from the rezoning site and completion of the replacement units.

Implementation Background

As of July 1, 2024, the Tenant Assistance Policy and Rental Use Zoning Policy apply to 34 rezoning applications, with 2,017 units eligible to be replaced.

The Burnaby Renters Office, within the Planning and Development department, tracks three key milestones in the completion of the Tenant Assistance Policy obligations: initial requirements, tenant relocation, and occupancy of replacement units.

- **Initial requirements** - 32 projects have completed initial requirements. 30 projects have distributed Tenant Assistance Forms (TAFs) and approximately 80% of the eligible households have submitted a TAF.
- **Tenant relocation** - 13 projects have issued a Four Month Notice to End Tenancy, completed tenant relocation and have paid or are paying financial compensation. 43% have opted for a lump sum payment, while 20% of households in are receiving applicant secured monthly rent top ups and the remaining 37% tenants secured top ups.

Occupancy of replacement units - 1 project has been completed and has offered tenants a replacement unit, at 6525 Telford. 63% of eligible tenants accepted a replacement unit.