

## Item No. 14.1

<b>Request for Consideration</b>			
<input type="checkbox"/> <b>Agenda Item</b> (Submitted to Municipal Clerk's Office by Noon Monday one week prior to meeting)	X	<b>Added Item</b> (Submitted to Municipal Clerk's Office by Noon Monday)	<input type="checkbox"/> <b>Request from the Floor</b>  <input type="checkbox"/> <b>Notice of Motion</b>
<b>Council or Committee:</b> Regional Council		<b>Date of Meeting:</b> December 1, 2020	
<b>Subject:</b> rapid, strict enforcement of minimum standards			
<p><b>Motion for Council to Consider:</b>                      That Halifax Regional Council requests the pending Rental Bylaw report include options for strong penalties up to and including the maximum statutory amount, and rapid respond to remediate any unit where, in the opinion of the municipality, a landlord has deliberately made a unit uninhabitable and/or non-compliant.</p> <p><b>Reason:</b>                      Broadly, the municipality is responsible for the building, and the Province is responsible for tenancy. Currently even when a landlord is in a dispute with a tenant over non-payment of rent, or any other tenant issue, the process to resolve that issue sits exclusively with the Province through the Tenancy Act and the Tenancy Board. The municipal responsibility is to ensure minimum standards are met, specifically fire, health and life safety. Any matter such as an unresolved landlord/tenant dispute does not alter this obligation</p> <p>Recently it has become clear that a small number of landlords are deliberately making units uninhabitable to try and force tenants out prior to the resolution of Tenancy process. This is not allowed under municipal bylaws, but a clearer statement of strong penalties and actions may be required..</p> <p>The recent COVID related implementation of rent control and restriction on evictions may result in this illegal practice being used more frequently. Regardless, HRM should consider steps to strengthen penalties (up to the maximum of \$10,000 per incident per day) and speed of response (no warnings, immediate action) to strongly discourage actions that deliberately make a unit uninhabitable and/or non-compliant.</p> <p><b>Outcome Sought:</b>                      A staff report to council to bring options for consideration in next Rental Bylaw update anticipated in April.</p>			
<i>Councillor Wayne Mason</i>		<i>District 7</i>	