

Helmcken & Burnside Tenant Relocation Matrix - January 22, 2020

We have provided View Royal staff a rent roll indicating the rent and length of tenancy for each of our rentals. We met with each of the tenants in October and November and ensured them that we are in the process of rezoning, obtaining a development permit and then a building permit and that this process takes a considerable amount of time. We assured them they would receive a minimum four months notice and that we would assist them in their move. We would also request Proline Property Management assist them were possible in finding accommodation.

Below is a chart that represents what the BC Residential Tenancy Act, The City of Victoria and the City of Vancouver require when terminating tenancy due to redevelopment. Please note that we have met and or exceeded the most onerous requirements in all areas.

	City of Victoria	City of Vancouver	BC Residential Tenancy Act	Eagles Nest
Compensation for length of tenancy				
Up to 5 years	3 months	2 months	2 months	4 months
Between 5-10 years	4 months	3 months	3 months	5 months
over 10 years	5 months	4 months	4 months	6 months
over 20 years	6 months	6 months	6 months	8 months
Moving Expenses				
Bachelor and One Bedroom	\$ 500.00	\$ 750.00	\$ 750.00	\$ 1,000.00
Two or more bedrooms	\$ 750.00	\$ 1,000.00	\$ 1,000.00	\$ 1,250.00
Notice for Termination	4 months	4 months	4 months	4 months
Eligibility in all cases	minimum 1 year prior to rezoning application			
Exclusions in all cases	single family homes, duplexes, condos, secondary suites			