

# Bill 62

Respectful & Understanding - A Landlord's Perspective

Bryan Wiens

# Introduction

- Bryan Wiens
- 2 rental properties, 7 units total
- Investment in lieu of a pension
- Purpose: Create safe, affordable and enjoyable living experiences

# The Challenge

- Prices in Nova Scotia are rising
- Homelessness and poverty are problems we all want to solve
  - 12.1 per cent of Nova Scotians lived below the poverty line in 2019 (Affordable Housing Commission Report)
- There are landlords who take advantage of housing supply mismanagement
- We are all in this together

# Prices are Rising

- "Most landlords have been **respectful and understanding** to their tenants during these very difficult times and I would like to thank them for that," - Honorable Colton Leblanc

"There are, however, a few that say they will raise their rents by as much as 100 per cent and have made the continuation of this interim measure necessary."

- Is it "necessary" for the government to protect against price raises of as much as 100%?

# 2021/22 Snow Plowing

## Snow Plowing:

- 2020/21: \$1,349.00 (season)
- 2021/22: \$2,200.24 (season)
- Increase of \$851.24 or 63%

Dear Bryan:

View our 2021/2022 Snow Removal pricing and service details below. We look forward to your continued business!

<input checked="" type="checkbox"/>	<b>Residential Snow Removal Contract</b> <ul style="list-style-type: none"><li>• <b>Full-Season Coverage</b> - The season runs November 1st - April 30th and you are covered for all of it!</li><li>• <b>24/7 Response Times</b> - We operate 24/7, and during the holidays!</li><li>• <b>Email Updates</b> - Receive an email update before we begin clearing, so you know when to expect us!</li><li>• <b>Satisfaction Guaranteed</b> - We have a 100% satisfaction rate and many 5-star reviews to prove it!</li><li>• <b>VISA and MASTERCARD Accepted</b> - Sign up with your credit card and automatically get billed. No cheques needed!</li><li>• <b>Ice Control Services Included</b> - Ice Control application applied after Snow Clearing has been completed as required. (Salt, Sand, and/or Ice Melt)</li><li>• <b>Return Visit During Big Storms</b> - After we service all of our clients during large storms, we come back around to clear any snow left at the entrance of your property from the plow!</li><li>• <b>Contract Includes up to 100"</b> - Our seasonal contract insures up to 100", if we happen to approach 100", we will notify you and with your approval we will continue at a per visit rate which is listed below. We have calculated the last 20-year seasonal snow fall average. Since the season of 99/00, our seasonal average is 225.69cm. We add an additional 10% making it 250cm/approx.100".</li><li>• <b>Snow Removal Contract Overage</b> - Once we have reached 100" of snowfall according to Environment Canada, you will be charged per visit. <b>Price Per Visit - \$137.65+HST</b></li></ul>
Price - Split into 2 Equal Payments (subject to 15% hst): 2200.24	

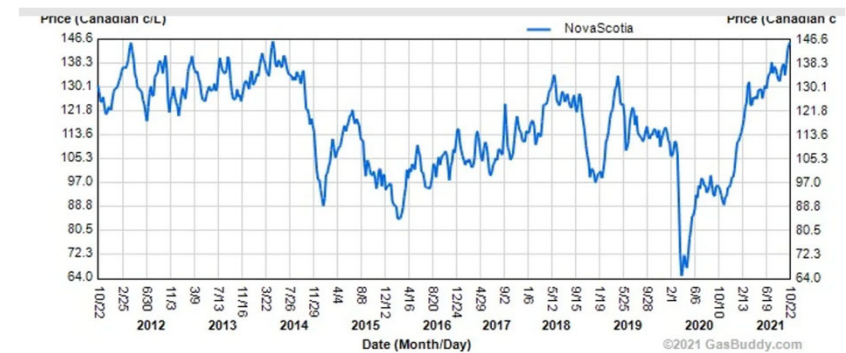
“Unfortunately, with labour, supplies/materials, insurance, and fuel costs that have increased astronomically over the last two years we have been forced to increase our prices.” - \_\_\_\_ Lawn Care & Snow Removal, October 29, 2021

# 2021/22 Insurance

- Last year's rate: \$227.20/mo
- This year's rate: \$315.20/mo
- Increase: \$88/mo or 39%

# Other Cost Increases

- Gas prices have increased 65% since November 2020
- Tenants working from home (electricity and water)
- Mortgage interest rates expected to rise



If massive increases are a concern of the government, why am I capped but not protected?

# Meaningful Consultation

*“We look forward to consulting with stakeholders in these sectors upon forming the government before making any decisions on how housing is delivered in Nova Scotia.” – PC Party of Nova Scotia*

- *How and when did meaningful consultation happen?*



# Public Input & Expert Recommendations

*Spring 2021 – NS Affordable Housing Commission made 17 recommendations for 60 meaningful actions*

*Rent cap beyond the Covid emergency was rejected – “Discontinue these measures once the time limit outlined in the Direction is reached.”*



## **Recommendation #14**

**Enhance renter protections, equitable access, and better-functioning conditions for rental housing**

### **THE ISSUE**

Acknowledging the right to housing, we need to ensure tenants are treated fairly and without discrimination, including protections against involuntary displacement. There is also a need to create more awareness around tenant rights and obligations, and landlord obligations. While some see rent **control** as an anti-poverty safeguard against displacement, gentrification, and economic evictions, we need to carefully consider all its potential effects

### **The Action**

- Maintain the current temporary measures established through the Direction of the Minister under the Emergency Management Act until February 1, 2022 or when the Provincial State of Emergency is lifted, whichever comes first.
- Discontinue these measures once the time limit outlined in the Direction is reached.
- In collaboration with municipalities, tenants, landlords, and other stakeholders, explore opportunities to support eviction prevention, provide temporary assistance to low-income households facing evictions due to planned renovations, improve access to legal aid services, and consider developing retention plans to prevent the loss of long-term renters that are at risk of being priced out of their neighbourhood.

***Why is the government rejecting the studies and expert input?***

## Bill 62 - Why 2%?

- Nova Scotia's All-Items Consumer Price Index (CPI) increased 5.2 year-over-year in September 2021, ticking upwards from the 5.1% year-over-year increase in August. – Nova Scotia Finance and Treasury Board

2 – 5 = A problem

- Is Bill 62 evidence that the government being “respectful and understanding” to Landlord small businesses?

+2%

-5.2%

-3.2% x 2 years = -6.4%

With population influx expected to be higher than new builds will the problem be less at the end of 2023?

# The Dilemma

Considering government pensions, the cost of services and the cost of other necessities like groceries:

Is it out of the question to think that we can find a respectful solution that demonstrates that we are all in this together?

# Steps Toward a Thoughtful Approach

1. Listen to the experts (NSAHC)
2. Never set rate caps lower than inflation
3. Establish a way for Landlords to appeal to raise rents that are substantially below market value
4. Meaningful consultation prior to future decisions

# Thank you

Bryan Wiens

