

Bill 467: Feedback to Law Amendments Committee

- Clause 10 b
 - Shortening the timeline to evict a tenant for non-payment of rent is not a good idea from my perspective.
 - The current rules include 15 days before an eviction notice can be issued, followed by 15 days during which the eviction is voided if rent is paid.
 - This protects renters by having multiple pay periods during the 30-day window.
 - Ensuring that requiring some time off due to illness does not lead to eviction.
 - Providing time to adjust and find new work if a person is laid off or otherwise loses their work.
 - Many Nova Scotians live paycheck to paycheck, so these protections are necessary.
 - The proposed change shortens the time-line to eviction to 3 days before a notice can be given, followed by 10 days' notice to quit.
 - This timeline is 13 days, which is shorter than the typical biweekly pay period.
 - The eviction for non-payment should never be less than a person's pay period.
 - A renter could be evicted even though they would have enough money the day after the eviction notice ends.
 - Many Nova Scotians are paying more than half their monthly income on rent, meaning they need more than one paycheck to cover it.
- Clause 12 a
 - Allowing eviction for repeated late-rent payments is not a good idea from my perspective.
 - People living paycheck to paycheck have things come up.
 - If a renter cannot pay by month's end, they can already be evicted under the current rules.

- If people are paying their rent, but life circumstances mean they cannot pay on time every month, that is not a good reason to evict someone.
- For example:
 - Payday comes just after the first of the month on a bi-weekly pay cycle.
 - Illness leads to lower pay on one pay cycle.
 - Students who do not receive student loan funding on time to pay September and January rent.
- The wording in this bill is ambiguous about what period a landlord could look to when applying to evict someone for repeated late rent payments.
 - Could a landlord look back at rent payments that have already occurred and use them as grounds for eviction.
 - For example: A renter in the same unit for 10 years has, over the 10 years paid rent late more than once. Does this count as a repeated late rent payment?
 - It is ambiguous what the bill means by “repeated late rent payment.”
- Allowing eviction for late rent payments will lead to more evictions, and those evictions are not necessary.
 - Alternatives:
 - Legislate a late fee to cover costs associated with late rent payments.
 - If a small renter (renting space in their primary residence, which they own and pay a mortgage on) cannot cover their mortgage or is risking losing their home because of the renter’s late rent payments, allowing eviction in that narrow case only.