

**Carole James, MLA, Victoria-Beacon Hill,
Via your community office,
1084 Fort Street, Victoria, B.C., V8V 3K4,
or via e-mail: Carole.James.MLA@leg.bc.ca**

Date: _____

Dear Ms. James:

I am a residential long-term leaseholder who agrees that we urgently need provincial legislation to guide and protect us in our dealings with leasehold building owners. Thank you for already referring this topic to Housing Minister Selina Robinson, but please make her aware of the growing discontent among your constituents who face uncontrolled monthly fee increases and capital expenses that could cause us to lose our initially affordable modest apartment homes. Even if we hold on, we fear that our children or grandchildren could face enormous capital costs to repair these buildings just before the 99-year leases expire.

The leases that we HAD to sign for our leasehold allow us no say in our buildings' annual budget increases, although we entirely fund them, nor any way to ensure that costs are properly incurred on our behalf. We have no defence if capital-cost projects are rolled into annual operating costs that we pay monthly. We also have no right to see reports about building issues that we will pay to remedy.

Because no statute currently guides our building owner–leaseholder relationship, we have no dispute-resolution mechanism other than the courts. In cases of minor disputes we fear that the building owner could pursue default proceedings to evict us from our homes.

Perhaps most appalling, one owner, Westsea Construction, now interprets its standard-form lease as allowing the company to charge leaseholders ALL legal costs it incurs in disputes with them, even when—this has already happened—a suing leaseholder wins a case and is awarded costs. Without a Provincial prohibition, all leaseholders in B.C. likely now face the same double-jeopardy situation in our landlord-tenant relationships.

Please tell Minister Robinson that action is urgently needed during the current government term to address our plight.

Signature:

My printed name:

My e-mail address for your reply is _____

I am the leasehold owner of suite # _____ at (circle one):

Orchard House, 647 Michigan Street, V8V 1S9 Villa Royale, 964 Heywood Street, V8V 2Y5

El Mirador, 777 Cook Street, V8V 3Y9

Ocean Villa, 20 Olympia Avenue, V8V 2N4

Edgemont Villa, 909 Pendergast Street, V8V 2W7