

MLA Harry Bains,
#105—7327 on 137 Street,
Surrey, B.C., V3W 1A4
or via e-mail: Harry.Bains@leg.bc.ca

Date: _____

Dear MLA Bains:

I am a residential long-term leaseholder at Sun Creek Estates who agrees that we urgently need provincial legislation to guide and protect us in our dealings with leasehold building owners. We face uncontrolled capital expenses and monthly fee increases that could cause us to lose our initially affordable modest apartment or townhouse 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 lease that we each HAD to sign for our leasehold allows us no say in our development's annual budget increases, although we entirely fund them, nor any way to ensure that expenses are properly incurred on our behalf. We have no defence from massive capital costs such as we have recently suffered, nor from such costs being rolled into annual operating costs that we pay monthly. We don't even have the right to see reports about building issues that we will pay to remedy.

Because no statute currently guides our building owner-to-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, landlord 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 a suing leaseholder wins a case and is awarded costs (this has happened at Victoria's Orchard House tower). Without a Provincial prohibition, all leaseholders in B.C. likely now face the same double-jeopardy situation in any legal dispute with our landlord.

Please tell your fellow MLA/Housing Minister Selina 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 one of the 29 Sun Creek Estates buildings and townhouse rows, totalling 301 leasehold homes. My street address is: _____