

T-C

11 June 2020

Legislation needed to protect leaseholders

Re: "Legal imbroglio over windows and doors divides James Bay leaseholders; they face \$1M in fees," June 7.

Nearly 3,000 residential leaseholders in B.C. have no rights as tenants. Legislation covers renters and strata owners but not residential leaseholders.

I purchased my leasehold in Orchard House in July 2007 and have a mortgage for that investment. A letter from Westsea, owners of the building, referred to my "tenancy agreement" and quoted the lease.

My monthly maintenance fee has more than doubled at \$576.34, plus I have paid assessments of more than \$50,000 for litigation costs as well as improvements and maintenance to Westsea's building.

Court action against these costs is our only recourse. We have been charged the litigation fees that Westsea's legal team has incurred even before the cases are heard.

Would the provincial government have allowed other tenants to be billed these costs?

We have lobbied the government for protection for all residential leaseholders for several years. Until that happens, at least we need a cabinet order to prohibit these costs before more leaseholders lose our homes.

*Kay Walker
Orchard House
Victoria*