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Regulation is urgently needed for long-term residential lessees

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To: HMA.Minister@gov.bc.ca, s.chandraherbert.MLA@leg.bc.ca, "Lore.MLA, Grace" <grace.lore.MLA@leg.bc.ca>

Honourable Christine Boyle
Minister of Housing and Municipal Affairs
Province of British Columbia,
cc your colleagues MLA and Minister Spencer Chandra-Herbert
and MLA and Minister Grace Lore

29 January 2026

Long-term residential lessees need basic tenant protections

As you're aware, Minister, long-term residential lessees are B.C.'s last group of residential tenants with no legislated protections. We are at the whim of landlords that in some cases are obdurate. Little time is given lessee tenants to pay enormous bills, forcing some into bankruptcy and others into forced sale at a loss... which only leads to a new generation of low-income and ill-informed suite-assignment buyers who will soon face the next round of bills with inadequate time to pay them.

You might also be aware of my website, where you can read a summary of proposed low-cost solutions: <https://orchardhouseleaseholder.ca/prov-law-needed/> We lessees do not expect to be relieved of all our expenses, nor to see the Province address every issue. We do ask that in the spirit of Dave Barrett, who acted on behalf of B.C.'s regular tenants, that legislation grant us adequate time to pay large bills, to receive disclosure about the need for major projects and of their accounting, and curtail the entirely undisclosed legal bills imposed on us. On that point, I'm doing what I can at my personal expense; third item down at : <https://orchardhouseleaseholder.ca/to-pay-or-not-wss-legal-costs/>

Lessees have been begging our NDP representatives on this for a long time, Minister. Carole James hosted us in the Opposition caucus room about eight years ago, Grace Lore knows of us and of the need for action, and almost three years ago at a party function then-Minister Kahlon assured me that he intended to act soon on the easy-to-address issues.

Amid the many priorities your ministry is handling, please don't forget long-term residential lessees. We need and deserve basic protection. Please act soon.

Gerald Roterling, studio-suite lessee,
Orchard House tower, Victoria,
Lead Respondent to Westsea Construction Petition 18-4015,
Applicant for legal bills review under the B.C. Legal Professions Act
Webmaster, www.OrchardHouseLeaseholder.ca