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OFFICE OF THE HON. HEDY FRY, PC, MP  
VANCOUVER CENTRE

April 28, 2026

Hon. Christine Boyle  
Minister of Housing and Municipal Affairs  
Parliament Buildings  
Victoria, BC V8V 1X4

Dear Minister Boyle,

I am writing to you to address the growing number of constituents in my riding who are dealing with Long-Term Residential Leases.

Several properties in my riding operate under Long-Term Residential Leases.

Long-term leaseholders are concerned that there is a lack of legislation that protects them. This is a serious concern that Leasehold Landlords have the sole authority to make decision on Leasehold Properties.

Unilateral decisions by landlords can include a rise in fees, at times, as high as 40%; Unilateral decisions regarding renovations, approving or denying access by leaseholders to common areas, banning residential committees from meeting with management to discuss leasehold matters and more.

Leaseholders are very rarely able to negotiate with their landlords and often must resort to the Supreme Court of BC to enforce the terms and rules of the Leasehold Contracts. The frequent use of the Supreme Court of BC to decide contractual issues creates financial impediments, since legal fees used to defend the Landlords have to be paid by leaseholders under their Maintenance Fees.

I ask the Ministry of Housing and Municipal Affairs to look into these matters to enable access to reason and justice.

Firstly, the Ministry could ensure that landlords be more transparent in the setting of fees and unilateral decisions without input by lessees.

Secondly, the Ministry could ensure that legal fees to defend landlords in Supreme Court cases is not the sole burden of leaseholders.

Finally, the Ministry could ensure that more landlords are transparent regarding the cost of maintenance, cleaning and use of common space.

Please do not hesitate to reach out to me or my office for further information or assistance.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Hedy Fry". The signature is fluid and cursive, with the first name "Hedy" being more prominent and the last name "Fry" written in a smaller, simpler script.

Hon. Hedy Fry, PC, MP

Vancouver Centre