MOTION

No. 24

Creating a Rental Registry

Hannah Bell gives notice that tomorrow she will move, seconded by Lynne Lund, the following motion:

WHEREAS Prince Edward Island has a 0.3% vacancy rate, which creates significant challenges for Islanders seeking housing, especially affordable housing;

AND WHEREAS tenants must be viewed as citizens who want stable, secure and long-term homes, just like homeowners;

AND WHEREAS under the Rental of Residential Property Act, rents are considered to be attached to rental units rather than tenants;

AND WHEREAS tenants might not be aware of any past rents attached to the unit, which could subject those tenants to an unlawful rent increase;

THEREFORE BE IT RESOLVED that the Legislative Assembly urge government to establish a searchable, free and public rent registry that includes information on current and past rent, reasons for rent increases above the guideline, and legal orders including orders to do repairs; and that all landlords be required to file with the registry.

Signed: Hannah Bell

Signed: Lynne Lund

19 June 2019

Notes for motion:

In PEI's legislation rents are considered attached to rental units rather than tenants. This means that, theoretically, landlords can not raise the rent with every new tenant. However, as we have learned, this provision is useless unless rents are registered and tenants have a way of finding out what rent was charged on their unit before they moved in.

We want a registry that is accessible to the public free of charge and that includes information on current and past rents, past applications and reasons for rent increases above the guideline and information on reviewed capital expenditures. Legal orders, including orders to do repairs must also be included. Refusal of a Landlord to file would result in fines.

The registry would be similar to the existing Deeds Registry Offices at which property owners or prospective home buyers can view all sales transactions, mortgages, legal orders, liens etc. against a particular property.