

**From:** Susie Rogan  
**Sent:** Monday, February 01, 2010 2:20 PM  
**Subject:** First submission from me re: Landlord and Tenant act

Date: Monday, February 1, 2010.

To: Select Committee reviewing the Landlord and Tenant Activities  
From: Susie Rogan, landlord

Regarding: My first input on the review of the Landlord and Tenant Act – **timeline of the review**

Dear Members,

The only public information I have seen pertaining to this review was in the NDP newsletter from December, 2009. This is not a government reference, but a political party newsletter. I understand that the review of the Landlord and Tenant act was initiated by the NDP at the behest of their coalition of women's organizations, poverty organizations and the Yukon Chamber of Commerce. There has been no other publicity about this review, including no calls for input, as far as I am aware, and I do read the paper and listen to the radio. I did hear that a call for submissions has been posted on a government website that nobody in the general public would know to check given that they are unaware that the review is underway, and I understand that a failed ad was placed in the Whitehorse Star on January 27, 2010. By failed, I mean that it was accidentally posted under the heading 'Whistle Blower Protection'. And the debate was in the Hansaard records, for those who read such things.

Despite the fact that there has been no public or effective call for consultation, and no information shared with the public other than the NDP newsletter, the motion in the legislature was to wrap up consultations in time for the Select Committee to prepare a completed, brand new Landlord and Tenant Act to be presented to the legislature in the Spring Sitting. At this point I would say that time line is unrealistic if you actually intend to solicit input from landlords and the general public, including renters who are not aligned with poverty groups and women's groups.

The point of this committee is to consult. It is not to touch that base that 'consultations happened' and then push through an already prepared document. Not that any such document exists, but I fail to see how a meaningful consultation can be held, let alone a meaningful document rendered from that consultation in this time period that you have been given.

The NDP has had extensive consultation with poverty groups and women's groups and has documented their complaints and wishes for a new act. That's about it so far as I can see for the consultaion process.

How can you as a committee be in a position to complete a legitimate new Act of this importance by spring sitting? The only way this timeline works is if your committee already had a pretty good idea of the changes you would like to see before conducting official consultations. I have been assured that this is not the case, so can we just admit that the timeline is unrealistic?

So far there has been no effort or opportunity to gain insight from landlords, but there has been plenty of input from hard to house renters. The consultation process on changing legislation is not window dressing, but a requirement. As such, my first item of input is to state plainly that the timeline for this review is inadequate. And certainly access to the process for landlords has been nothing near what access has been for a couple of demographics of renter representatives. As it stands, the process of consultation has had very little input and therefore has very little credibility.

I talked to each of you on the phone already and know that your intentions are in fact to hear all input. I am putting this letter in strong terms partly because I am in a hurry here and do not have

time for re-writes, (leaving for the Yukon Quest in 20 hours), but also to let it be known on your behalf to the legislature that we landlords, I'll speak for myself here, that I, seriously require and request more time to assimilate information and to formulate our response and input.

I request that the Select Committee ask the legislature to extend the timeline dramatically in order to give Landlords and the general public, and renters other than those represented by social assistance agencies, a chance to review the subject of the Landlord and Tenant Act, and to give them time to formulate a voice and a response. This way you will have fulfilled your mandate to consult in a meaningful way with stakeholders and the general public.

Just so you know that this will not be time wasted, I remind you that I sent each of you and the committee as a whole a notification that a group of us have organized a residential landlord coalition (RLC). We have 76 separate mailing addresses, representing approximately 150 landlords. You can expect to receive submissions from many of these people now that they know that there is a review underway. We are sending out information on a regular basis to get people up to speed on the current act and possible proposed changes, and we as a group have been considering changes that we would like to see.

I look forward to working with you on this review, and will have specific suggestions for the act in the near future, both on my behalf and on behalf of the RLC.

All the best to you in your efforts to create legislation that will make it easier for landlords to provide good, secure housing to renters of all income streams and needs; and to create legislation that will better protect our property and investments.

Sincerely,

Susie Rogan