
From: Chris Bewsher [REDACTED]
Sent: September 16, 2024 12:11 PM
To: Office of the Legislative Counsel
Subject: Residential Tenancies Act/ NS Law Amendments Committee

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I hope this message finds you well. I am writing to you today to address some critical concerns regarding the Nova Scotia Residential Tenancies Act and to propose specific amendments aimed at improving the rental landscape for both landlords and tenants.

Firstly, I would like to advocate for the **removal of the rental cap** currently imposed under the Act. While the intention behind capping rent increases is to protect tenants, it inadvertently hampers the ability of landlords to maintain their properties and cover rising costs. By allowing for market-driven rental rates, we can foster a healthier rental market that encourages investment in housing, ultimately benefiting all parties involved.

Additionally, I propose that we **empower landlords and tenants to negotiate** and enter into tenancy agreements that are both mutually beneficial and legally binding. Such flexibility would enable landlords to offer varied terms that reflect the unique circumstances of each rental situation while allowing tenants to seek accommodations that best fit their needs. This collaborative approach would foster a more dynamic rental market and enhance the relationships between landlords and tenants.

Furthermore, I urge the Committee to consider **removing barriers to evicting tenants** who fail to pay rent or who do not adhere to the property rules. It is essential that landlords have the means to address non-compliance effectively. Streamlining the eviction process for valid cases will provide landlords with necessary protections and will encourage tenants to fulfill their obligations, thereby promoting responsibility and accountability.

Finally, I believe it is vital to **enhance transparency in the tenancy process** by publishing tenancy hearing outcomes and records of decisions. Making this information publicly accessible would not only inform landlords and tenants about their rights and responsibilities but also foster a greater sense of fairness in the system. Transparency is key to building trust in the rental market and ensuring that all parties are held accountable for their actions.

In conclusion, I respectfully urge the NS Law Amendments Committee to consider these amendments to the Residential Tenancies Act. By making these changes, we can create a more balanced and equitable rental environment that supports both landlords and tenants.

Thank you for your time and consideration.

Sincerely,

Chris Bewsher

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