

**New Westminster vs City of Hamilton
Recommendation Alignment Table**

New Westminster	City of Hamilton
<p>1. Prior to terminating tenancy, the landlord was required to obtain a building or development permit</p>	<p>1. Renovation Licence and Relocation Listing By-law will require a Renovation Licence be issued with the City prior to any work being completed on the unit. Requirements for the Renovation Licence include; 1) confirmation of building permit and 2) submission of a report by a qualified person prior to commencing renovations</p>
<p>2. Provided tenants with a comparable unit within the building on the same or better terms</p>	<p>2. Ontario’s Residential Tenancy Act permits a landlord a right to give notice of termination (N-13) and provides that an evicted tenant is entitled to either right of first refusal to return to the unit or compensation</p> <p>Under the Renovation Licence and Relocation Listing By-law, if an N-13 is issued, City staff will be aware and will be able to provide assistance through the Tenant Defence Fund for the tenant to know their rights.</p>
<p>3. Arranged for temporary accommodations for the duration of the renovation and that the original tenancy agreement be honoured upon completion of the renovation licence</p>	<p>3. The Renovation Licence and Relocation Listing By-law will require the landlord to provide a list of alternative units available during the duration of the renovation. If a list is not provided, it would be a breach of the By-law</p>