

IMPORTANT INFORMATION
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RENSEIGNEMENTS IMPORTANTS
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重要資訊 請找人為你翻譯

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MAHALAGANG IMPORMASYON
Mangyaring isalin ito

ਜ਼ਰੂਰੀ ਜਾਣਕਾਰੀ
ਕਿਰਪਾ ਕਰਕੇ ਇਸਦਾ ਅਨੁਵਾਦ ਕਰਵਾਓ

TIN TỨC QUAN TRỌNG
Xin hãy dịch sang tiếng Việt

INFORMACIÓN IMPORTANTE
Busque a alguien que le traduzca

중요정보 번역해주세요

اطلاعات مهم
لطفا درخواست کنید که این
اطلاعات را برای شما ترجمه کنند

معلومات مهمة
البحث على الترجمة

Vancouver Renter Information for Market Rental Housing in Broadway Plan Area, Transit-Oriented Areas, RM zones in Grandview-Woodland Plan Area

This handout summarizes the minimum assistance required for eligible tenants under the provincial Residential Tenancy Act (RTA) and the City of Vancouver's Tenant Relocation and Protection (TRP) Policy*.

1. RTA Requirements for Sufficient Notice to End Tenancy for All Residential Tenancies
2. City Tenant Relocation Plan Requirements specific to the Broadway Plan Area, the Transit-Oriented Areas and the RM-3, RM-3A, RM-4 and RM-4N zones of the Grandview-Woodland Plan Area
3. Frequently Asked Questions
4. Resources and Key Contacts

For more information on the City's tenant protection policies see the "[Renter Rights and Relocation Assistance due to Redevelopment](https://vancouver.ca/people-programs/renter-rights-and-relocation-assistance-due-to-redevelopment.aspx)" webpage (<https://vancouver.ca/people-programs/renter-rights-and-relocation-assistance-due-to-redevelopment.aspx>). If you have any questions about the information in this sheet please contact the City's Tenant Relocation and Protection staff at:

Phone: 604-673-8001

Email: trp@vancouver.ca

Sufficient Notice under the RTA

The BC Residential Tenancy Act requires landlords to give you four month's notice to move out in the case of major renovations to, or demolition of, your building. Tenants have 30 days to dispute the notice. More information is available from the [Residential Tenancy Branch](#).

If your landlord plans to renovate, demolish, or convert your building, they may give you a notice to end tenancy only after all the necessary permits have been issued. To check if permits have been issued or are in process, please contact the City of Vancouver Tenant Relocation and Protection staff.

Type of tenancy	Notice your landlord must give you to move out under the RTA
Month-to-month	Four-months' notice
Fixed-term lease where you must move out at the end	<p>None, only at the end of the fixed term</p> <p>As of December 11, 2017, fixed-term tenancy agreements can no longer include a vacate clause requiring a tenant to move out at the end of the term unless:</p> <ul style="list-style-type: none"> a. The tenancy agreement is a sublease agreement; or b. The tenancy is a fixed-term tenancy in circumstances prescribed in section 13.1 of the Residential Tenancy Regulation. This Regulation specifies situations where a landlord or landlord's close family member plans in good faith to occupy the rental unit.
Fixed-term lease where you can stay past the end	<p>Four months' notice, only at the end of the fixed term or after*</p> <p>*Fixed-term leases without a clause to vacate automatically become month-to-month, unless the lease is renewed under a new fixed term.</p>

City Tenant Relocation Plan Requirements

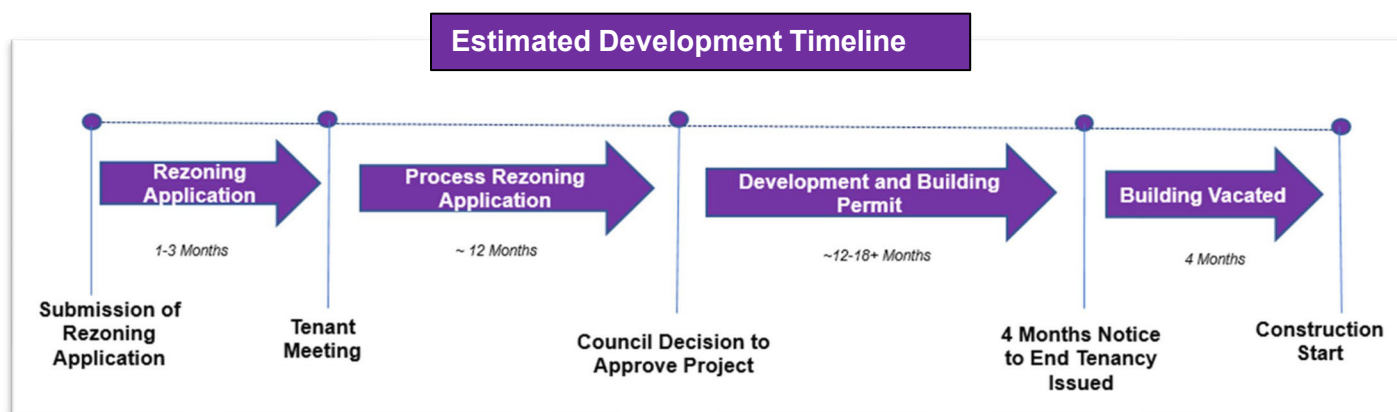
Applicants (developers/landlords) seeking a rezoning or development permit for redevelopment or renovation are required to provide a Tenant Relocation Plan (TRP) that outlines what compensation and assistance tenants are entitled to when tenants in existing rental or social housing units will be displaced. This work typically results in the entire building, or part of the building, being demolished or emptied. Below is a summary of eligibility, compensation and assistance tenants are entitled to under the TRP. More information is available in the City's [Tenant Relocation and Protection Policy](#) and [Bulletin](#).

Eligibility: If you have been living in the building for at least one year at the date of application, you are likely eligible for the TRP. If you live in secondary rental (e.g. a basement suite or laneway home), the eligibility requirement is two years from date of application if the project involves lot consolidation and has transferred ownership. After the City approves the draft TRP, you will receive a letter from the applicant advising of your eligibility or ineligibility.

If you are eligible for assistance, the Tenant Relocation Plan must meet the following City requirements:

1. Communication and Engagement with Residents

The process and timeline of each project varies but generally follows the steps below. If the project does not require rezoning, it will be processed faster. A *tenant meeting* is required to be held by the applicant near the beginning of the process for projects of ten or more units, and one-on-one meetings for projects of less than ten units. City Staff will be in attendance at the *tenant meeting*.



Development stage	What information you can expect
Rezoning Application (or Development Permit application, if there is no rezoning)	Description of your landlord's intent to renovate, redevelop, or demolish your building. The applicant is required to notify tenants and host a <i>meeting</i> for tenants in buildings with ten units or more, to further explain the project, application timelines, and the TRP process. The City will send a <i>Tenant Needs Survey</i> to all residents to identify specific preferences or special circumstances to tailor the support you receive. Residents are strongly encouraged to fill out this survey.
Development Permit Application	A summary of the Tenant Relocation Plan that has been approved by the City, including information on the compensation and assistance that you may be eligible for.
After ALL permits are issued	Your move-out date with at least four months' notice through an official Notice to End Tenancy as required by the RTA (form #RTB-29).

Note: Once the rezoning application, or the development permit application if there is no rezoning, is formally submitted to the City, eligible tenants are able to move out anytime and receive their Tenant Relocation Plan compensation based on length of tenancy and relocation assistance. For tenants choosing one of the rent top-up options, move-out timing is specified in the Financial Support section below.

2. Right of First Refusal

Eligible tenants in Broadway Plan area are provided Right of First Refusal to move back into the new building with a 20% discount off of city-wide average market rents, or at their original rent at the time of rezoning or development permit application, whichever is less. City-wide average rents are published annually by the [Canada Mortgage and Housing Corporation](#). Rents with a 20% discount to city-wide average rents for 2025 are shown in the table below. Right of First Refusal rents will be offered at the new non-market rents in circumstances when the replacement unit is social housing.

Size of unit	20% below city-wide average rents for 2025 *
Studio	\$1,294
One-bedroom	\$1,470
Two-bedroom	\$2,052
Three-bedroom or larger	\$2,819

*Based on CMHC's 2024 Rental Market Survey

If the number of bedrooms changes from initial unit type, the new unit will be offered at 20% below city-wide average rents for the new unit type. One-person households exercising their Right of First Refusal will be able to choose a one-bedroom unit or a studio unit in the new building.

If you are interested in the Right of First Refusal, you need to fill out the *Right of First Refusal Form*, which will be provided to you, along with the *Tenant Needs Survey*. Selecting the Right of First Refusal on this form does not mean you have to move back into the new building, you will have another chance to decide that closer to the time when the new building is completed.

3. Financial Support

Eligible tenants who live in the [Broadway Plan area](#) have a choice between three forms of financial support. After reviewing the information below, take time to consider which would best meet your needs as a tenant both in the short and long term. We recommend calculating what your compensation would be under each choice to help make this decision.

Option 1: Compensation based on length of tenancy

This amount will be provided to you prior to or at move-out, based on the length of your tenancy* and the amount of rent being paid at the time of rezoning or development permit application (whichever comes first). This can take the form of free rent, a lump sum payment, or a combination of both. It is a one-time payment.

- 4 months' rent for tenancies up to 5 years
- 5 months' rent for tenancies over 5 years and up to 10 years
- 6 months' rent for tenancies over 10 years and up to 20 years
- 12 months' rent for tenancies over 20 years and up to 30 years
- 18 months' rent for tenancies over 30 years and up to 40 years and
- 24 months' rent for tenancies over 40 years

****Length of tenancy is determined from the date of initial move-in to the property until the date that the Rezoning or Development Permit application (whichever comes first) is submitted to the City of Vancouver.***

Option 2: Temporary monthly rent top-up while you are in interim housing

This will be an amount provided to you for the time you are in interim housing before you have the option to exercise your Right of First Refusal to move back into the new building. Timing can vary by individual projects but typically can be between 1 to 3 years. This option is only available when the proposed redevelopment of your building includes rental homes.

The monthly rent top-up is calculated based on the difference between your existing rent and your new rent in interim housing. If you find your own new housing, the maximum top-up amount you can get is the difference between your existing rent and the average market rent by unit size for newer rental units in Vancouver, the table below provides the average market rents for that calculation in 2025. The monthly rent top-up may start being paid to you when the four months' notice to end tenancy is issued. You can calculate your rent top-up amount using the "Broadway Plan temporary rent top-up calculation form" on this website: <https://vancouver.ca/people-programs/tenant-relocation-resources-for-owners-and-developers.aspx> (scroll down to the "Forms, checklists, and example documents"). Please contact the City's Tenant Relocation and Protection staff if you need help accessing the documents.

Size of unit	City-wide average market rents for newer rental units*
Studio	\$2,031
One-bedroom	\$2,449
Two-bedroom	\$3,320
Three-bedroom or larger	\$4,092

*Based on CMHC's 2024 Rental Market Survey (buildings built in 2015 and later)

If your original unit included heat and hot water and your new unit does not include these costs, then you are eligible to receive an additional one-time payment of \$1,500 to mitigate these interim utility costs.

This option is not available if tenants decide to relocate prior to the four months' notice to end tenancy being issued. If tenants wish to move out before the notice period, they can choose to receive compensation under Option 1 or the lump-sum rent top-up under Option 3. In limited cases, flexibility may be considered at City staff discretion for tenants identified as low-income or facing additional barriers.

Option 3: Lump sum rent top-up payment

This is a different way you can receive a rent top-up. It is a payment equal to the estimated value of a rent top-up for 33 months, including an estimated annual rent increase. The amount is calculated based on the difference between your existing rent and the average market rent by unit size for newer rental units in Vancouver (see the table above for that calculation in 2025). You can calculate your lump sum amount using the “Broadway Plan lump-sum rent top-up calculation form” on this website: <https://vancouver.ca/people-programs/tenant-relocation-resources-for-owners-and-developers.aspx> (scroll down to the “Forms, checklists, and example documents” drop-down menu). Please contact the City’s Tenant Relocation and Protection staff if you need help accessing the documents.

Under this option, payment of the lump-sum will be made at the Building Permit Stage 1, which aligns with the four-month notice to end tenancy for tenants remaining in the building. Once the lump-sum is paid, it will not be adjusted and you will not get further payments during the construction of the new building before you have the option to exercise your Right of First Refusal to move back into the new building.

Tenants who move out early can still be eligible for the lump sum rent top-up but will have to wait until the Building Permit Stage 1/four-month notice to end tenancy to receive their payment. Please note that projects can take up to two years between the rezoning application and the Building Permit Stage 1, or longer if the project is delayed. Tenants will be responsible for paying rent in their new unit during this time.

4. Moving expenses

If eligible, you will be provided with moving expenses or with an arranged, insured moving company.

Size of unit	Moving compensation required
Studio and one-bedroom	\$750 or arrangement of insured movers
Two-bedroom	\$1,000 or arrangement of insured movers

5. Assistance finding new accommodations

If you are an eligible tenant, you will be offered the option of assistance identifying three alternate accommodation options. The options should best meet your identified priorities as detailed in the *Tenant Needs Survey*, and in additional one-on-one conversations, such as:

- budget preference;
- neighbourhood; and
- other priorities (pet-friendly, close to schools, smoke-free, etc.).

To set yourself up for success, you should engage in the process of looking for a new home. The applicant is responsible for identifying your needs and providing options to you. However many of these will be options in the private rental market, which may require you to:

- fill out applications for a new unit;
- meet with potential landlords and provide relevant information as needed; and
- attend scheduled viewings of potential units to see if it is a good fit.

6. Additional support for low-income tenants or tenants facing other barriers to housing

If you are an eligible tenant with low income (for 2025, less than \$34,447 for a single or couple without dependents or less than \$57,411 for a single or couple with dependents) or facing other barriers to housing, such as requiring an accessible unit or having a mental or physical issue that poses a barrier to housing security, additional support is required from the applicant.

- If you want assistance finding new accommodation, the applicant must assist you in securing a housing option that is affordable and/or suitable to your needs (e.g. accessible unit, supportive housing, assisted living facility). The applicant is required to provide proof of this.

- If a permanent option cannot be secured immediately, an interim measure (such as a rent top-up) may be considered until a permanent option can be secured. A permanent option must be secured prior to the City issuing the Occupancy Permit. Tenants are also responsible for engaging in the process with the applicant to secure a new home.

For tenants facing relocation barriers, additional supports may also be required. This may include a stipend to offset relocation difficulties (up to \$2,500) and/or paying for costs related to relocation, such as unit modifications, assistance applying for housing, packing, translation services, etc.

Note: In order to determine additional supports, tenants need to fill out the standard *Tenant Needs Survey*. Income testing may be required by the City.

Frequently Asked Questions

1. How is the City's Tenant Relocation Plan different from a Mutual Agreement to End Tenancy?

The City's TRP is reviewed and approved by City staff as per the Tenant Relocation and Protection Policy. The minimum compensation package required is outlined above. In some cases, a landlord may also offer a *Mutual Agreement to End Tenancy*. The terms in such an agreement are negotiated between the landlord and the tenant, and do not involve the City. The [Mutual Agreement to End a Tenancy \(RTB-8\)](#) form is used by the landlord and tenant to formalize such an agreement.

In these situations, a tenant needs to decide between the City's TRP package and the offered Mutual Agreement to End a Tenancy. To make this decision, a tenant should compare what each of these packages offer and choose the option that best suits their needs. The applicant is required to provide you both the Mutual Agreement and the TRP package so you can compare the two. You do not have to sign a Mutual Agreement if you do not want to.

2. What about tenant assistance for renovation work?

The Residential Tenant Act and associated guidelines provide specific rules for whether a landlord may end a tenancy in order to undertake renovations or repairs to a rental unit. For more information, please refer to the Province's website on [eviction process for major renovations](#). Since July 1st, 2021, in order to end tenancies for renovations, landlords must apply through the dispute resolution process of the Residential Tenancy Branch (RTB) to obtain an Order of Possession. They must prove that ending the tenancy is the only reasonable way to perform the scope of work proposed. They must also obtain all the necessary permits from the City before applying to the Residential Tenancy Branch. If the RTB grants the Order of Possession, tenants will have four months to move out and will receive a compensation equal to one month's rent under the RTA. This is a separate process from the City's Tenant Relocation Plan.

Temporary Relocation Option – for renovations where tenants are required to leave their unit for more than one day, but where tenancies do not need to end, the applicant must provide a temporary relocation offer to tenants, including:

- communication to tenants specifying the scope of work required and length of time the tenant needs to be out of the unit; and
- reduced rent, payment in proportion to the temporary relocation costs incurred by relocating to other suitable accommodation, or provision of temporary accommodation (e.g. in another unit in the building, hotel, etc.).

Resources and Key Contacts

BC Government - Residential Tenancy Act and Residential Tenancy Branch

Information on tenant and landlord rights under the *Residential Tenancy Act*

<https://www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies>

Tenant Resource and Advisory Centre (TRAC)

Direct support and guidance on starting a tenancy, ending a tenancy, and dispute resolution

<http://tenants.bc.ca/>, phone: 604-255-0546 or 1-800-665-1185

City of Vancouver Tenant Relocation and Protection Policy Information

Information and staff to answer questions about tenant protection policies

Phone: 604-673-8001, email: trp@vancouver.ca

City of Vancouver Homelessness Services

Assists Vancouver residents experiencing or at risk of homelessness

Phone: 604-665-3318, email: carnegie.outreach@vancouver.ca

Address: 392 Powell Street, Vancouver, BC, hours: Monday – Friday 9am-4pm

City of Vancouver Development and Building Services Centre

Assists Vancouver residents with development and building permit information

Phone: 604-873-7611, send a question or make an in-person appointment via their [online portal](#)

Address: 515 West 10th Avenue, Vancouver, BC V5Z 4A8