

Vancouver Renter Information for Market Rental Housing in Broadway 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
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: 604-829-8001, 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 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 Renter Enquiry Line:

City of Vancouver Renter Enquiry Line

Phone: 604-673-8291, email: renteroffice@vancouver.ca

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> <ol 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 Four months' notice, only at the end of the fixed term or after

City Tenant Relocation Plan Requirements

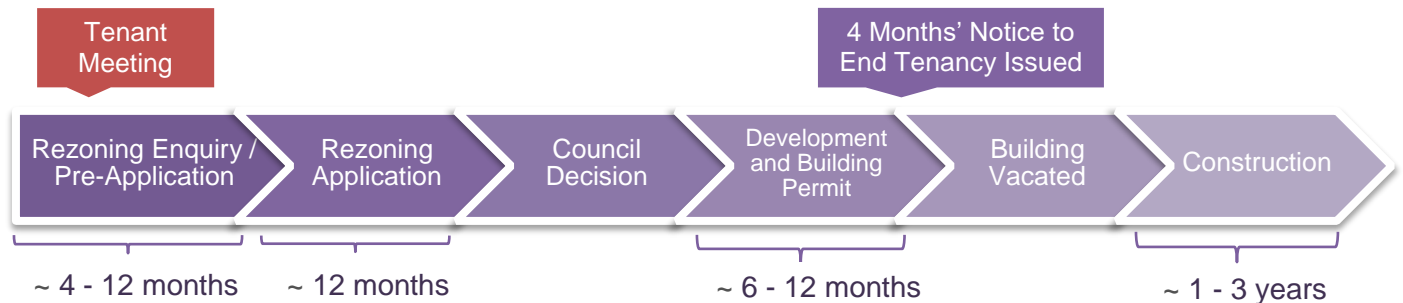
Applicants (developers/landlords) seeking a rezoning or development permit for redevelopment or renovation are required to provide a Tenant Relocation Plan (TRP) that outlines what compensation and assistance tenants are entitled to when tenants in existing rental or social housing units will be displaced. 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 for a *tenant meeting*.



Development stage	What information you can expect
<p>Pre-Application</p> <p>Before your landlord or their agent (the applicant) applies to the City for redevelopment, or shortly after the application is opened</p>	<p>Description of your landlord's intent to renovate, redevelop, or demolish your building.</p> <p>The applicant is required to 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.</p>

<p>Rezoning Application Development Permit Application</p>	<p>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.</p> <p>Once the application is formally submitted to the City, eligible tenants are able to move out and receive their Tenant Relocation Plan compensation and relocation assistance.</p>
<p>After ALL permits are issued</p>	<p>Your move-out date with at least four months' notice through an official Notice to End Tenancy as required by the RTA.</p>

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 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 2022 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 2022
Studio	\$1,077
One-bedroom	\$1,216
Two-bedroom	\$1,683
Three-bedroom or larger	\$2,293

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 two 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 recommended 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. 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

Option 2: Temporary 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.

If you find your own new housing, the maximum top-up amount 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 for 2022.

Size of unit	Average market rents for newer rental units
Studio	\$1,690
One-bedroom	\$2,039
Two-bedroom	\$2,724
Three-bedroom or larger	\$3,759

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.

4. Moving expenses

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 (less than \$31,679 for a single or couple without dependents or less than \$52,798 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. Do I have to wait until I receive my Notice to End Tenancy in order to get my compensation or can I move out before that?

Once the application is formally submitted to the City, eligible tenants are able to move out and receive their Tenant Relocation Plan compensation and relocation assistance. You do not need to wait until you get the Notice to End Tenancy.

2. 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.

3. What about tenant assistance for renovation work where tenancies don’t have to be ended?

The Residential Tenant Act and associated guidelines provide specific guidance 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 [Residential Tenancy Policy Guideline 2, Ending a Tenancy for Landlord’s Use of Property](#). In order to end tenancies for renovations, renovations or repairs they must:

- be so extensive that they require the unit to be empty in order for them to take place; or
- significantly alter the rental unit to the point of it being fundamentally different than it was at the start of the tenancy.

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: 604-829-8001, email: trp@vancouver.ca

City of Vancouver Renter Enquiry Line

First point of contact for renters to answer questions, provide permit information and

referrals to service organizations. Phone: 604-673-8291, email: renteroffice@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