

Vancouver Renter Information for Market Rental Housing

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*.

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* The City of Vancouver has an updated Tenant Relocation and Protection Policy as of June 11, 2019. For more information see <https://vancouver.ca/people-programs/protecting-tenants.aspx#happening>

Sufficient Notice under the RTA

The BC Residential Tenancy Act sets out the minimum notice that your landlord must give you to move out in the case of renovations to, or demolition of, your building. As of May 17, 2018 landlords must now give *four months’ notice*. 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

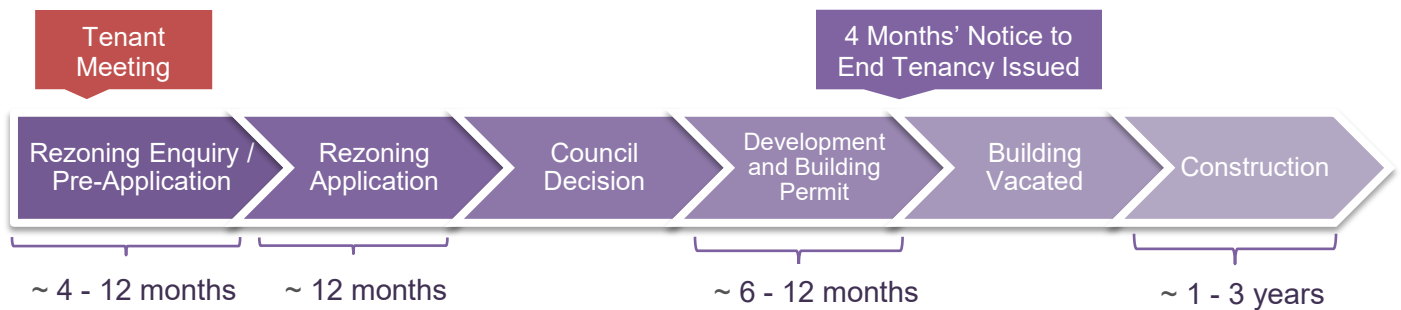
Applicants (developers/landlords) seeking a rezoning or development permit for market rental housing are required to provide a Tenant Relocation Plan (TRP) where tenants in existing rental or social housing units will be displaced. This work typically results in the entire building, or part of the building, being demolished or emptied.

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 (i.e. a basement suite or rented 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
Pre-Application Before your landlord or their agent (the applicant) applies to the City for redevelopment, or shortly after the application is opened	Description of your landlord's intent to renovate, redevelop, or demolish your building. 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. Applicants are required to send a <i>Tenant Needs Survey</i> to all residents to identify specific preferences or special circumstances. Residents are strongly encouraged to fill out this survey.
Rezoning Application Development Permit Application Building 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. 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.
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.

2. 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

3. Compensation

If you are an eligible tenant, compensation 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.

- 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

4. 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.).

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

If you are an eligible tenant with low income (less than \$30,000 for a single or couple without dependents or less than \$50,000 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.

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.

6. Right of First Refusal

Eligible tenants are provided Right of First Refusal to move back into the new building with a 20% discount off starting market rents, or at the new non-market rents in circumstances when the replacement unit is social housing. If you are interested in the Right of First Refusal, you will need to fill out a form, which will be given to you by the applicant, along with the survey.

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.

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 would need 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.

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

The Residential Tenancy Act and associated guidelines provide specific guidance pertaining to 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 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

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

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 Renter Enquiry Line

Information on City renter protection policies and help in locating building specific information
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, address: 515 West 10th Avenue, Vancouver, BC V5Z 4A8
Hours: Monday, Wednesday, Friday - 8:30am to 4:30pm, Tuesday, Thursday - 8:30am to 4:00pm