

Questions on the TRPP? Need help?

Find more information, official documents and information sheets:

vancouver.ca/protecting-tenants

Contact the City's Tenant Relocation & Protection Policy Enquiry Line:

Email: trp@vancouver.ca

Phone: 604-673-8001

Other questions about renter rights and tenancy law?

Find more information at:

Province & Residential Tenancy Branch:

gov.bc.ca/gov/content/housing-tenancy/residential-tenancies

Email: hsrto@gov.bc.ca

Phone: 604-660-1020

Tenant Resource & Advisory Centre:

tenants.bc.ca

Phone: 604-255-0546

Visit in person: 150-900 Howe Street, Vancouver



Tenant Handbook

Understanding Vancouver's Tenant Relocation and Protection Policy

Updated: December 2025



Know your rights.





Example scenarios

Farah and Jason have lived in a 2-bedroom rental home in Marpole for 7 years, paying \$2,130/month.



- They choose to find a new home by themselves and get a 2-bedroom unit at \$2,800 in East Vancouver.
- They receive \$1,000 flat rate to cover moving costs.
- They receive \$10,650 (= 5 months' rent) in financial compensation based on length of tenancy when they move out.

They love their new home in East Vancouver and choose not to return to the new building.

Mabel has lived in a 1-bedroom rental home in Fairview for 12 years, paying \$1,450/month.



- She asks for help finding a new home as she needs to stay close to the hospital.
- She chooses to receive the monthly rent top-up. She stays in the building until she receives the 4-month notice to end tenancy.
- With the TRP consultant's help, she gets a lease for a 1-bedroom apartment in Fairview at \$2,000. The property owner hires an insured moving company to help her pack and move.
- She receives a rent top-up of \$550/month until the new building is complete three years later.
- She opts to come back to the new building in a 1-bedroom unit. As her old rent is lower than 20% below city-wide average rent for that year, she keeps paying \$1,450.

When can I move out?

You can move out anytime after the rezoning or development permit application is submitted and still qualify under the Tenant Relocation and Protection Policy (TRPP). But if you live in an **Enhanced Protections** area, the type of financial help you choose may affect when you can move and when you'll get paid:

1. Compensation based on how long you've lived there (available city-wide):

You can move out anytime and receive payment right away.

2. Monthly rent top-up (only in **Enhanced Protections Areas**):

You need to stay until the building permit is in place and you receive the 4-month eviction notice. The payment will start once you move into your temporary new home.

3. Lump-sum rent top-up (only in **Enhanced Protections Areas**):

You can move out anytime but payment will be made when the building permit is issued (possible wait time).

What should I do if my landlord asks me to end the tenancy early with a mutual agreement?

In B.C., landlords are allowed to offer tenants a mutual agreement to end a tenancy early. However, if you're eligible for the City's TRPP, your landlord must also show you the official Tenant Relocation Plan at the same time, so you can choose the option that works best for you.

You don't have to sign anything right away, or at all, and your landlord is not allowed to pressure you into agreeing. If you're unsure or have questions, contact the City, or the Tenant Resource & Advisory Centre before signing.

What is the Tenant Relocation & Protection Policy?

Housing in Vancouver is expensive, and it's hard to find rental places available. It can be especially tough for renters who are forced to move because their building is being renovated or torn down and rebuilt.

To help with this, the City of Vancouver has a **Tenant Relocation & Protection Policy (TRPP)**. This policy is meant to support renters who have to move because of major renovations or redevelopment. Landlords or property owners who want to do this kind of work must create a **Tenant Relocation Plan**, which outlines how they will limit the impact on the people living there.

Provincial Renter Protections

The City's TRPP adds extra support on top of the rules in place from the Province of British Columbia's Residential Tenancy Act (RTA). The RTA is a law that explains what landlords and renters can and can't do.

When a landlord wants to end a tenancy because they plan to tear down, renovate, or rebuild a rental unit, the RTA sets some key rules:

- **Tenants must get at least 4 months' notice before they have to move out.**
- **Landlords can't give notice until they've received all the necessary permits from the City.**
- For major renovations (also called 'renovictions'), landlords must get special approval from the Province first.
- Tenants must be paid at least one month's rent as compensation.

Find out more at:

gov.bc.ca/gov/content/housing-tenancy/residential-tenancies

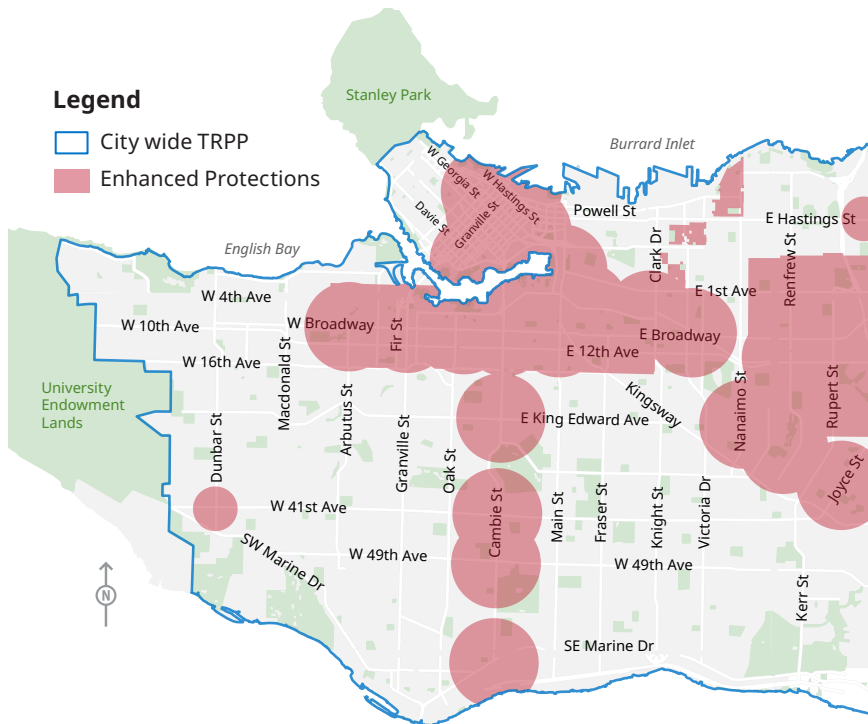
Where does the TRPP apply?

The Tenant Relocation and Protection Policy (TRPP) applies to the entire city. It applies to both rezoning and development permit applications which include a demolition or major renovation impacting tenants.

✳️ If you rent in the areas in red on the map, you may be entitled to additional protections, on top of the city-wide ones:

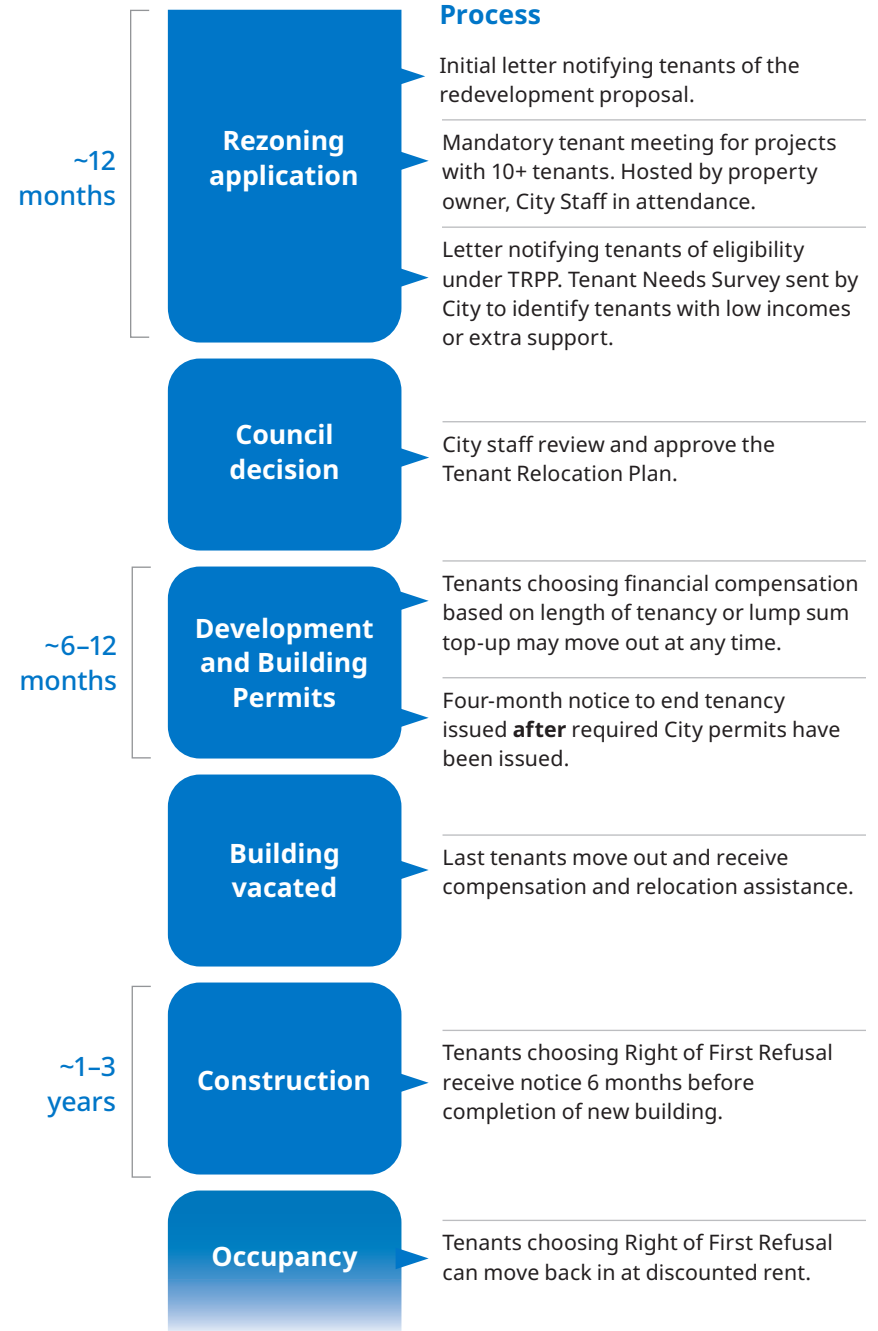
- Broadway Plan area
- Rupert and Renfrew Plan area
- Transit-Oriented Areas (rezoning applications)
- Some parts of Grandview-Woodland Plan area (rezoning applications in some RM zones)

Areas where the TRPP applies



✳️ This symbol helps you quickly find information on enhanced protections in this booklet.

Typical TRP timeline (rezoning project)



How long does it take? What is the process?

Redevelopment projects can take different amounts of time depending on what type or how complex they are. Projects that require rezoning approval usually take longer than those that only need a development permit. **Typically, from the first proposal to the City to the completion of the new building, the whole process can take anywhere from 1 to 5 years or more.** Note that projects can sometimes be delayed or cancelled. If you have questions about your building's redevelopment progress, you can ask the landlord or their consultant, or the City.

At the beginning of the process, property owners must submit a Tenant Relocation Application to the City. City staff then work with the property owner and their relocation consultant to prepare a **Tenant Relocation Plan (TRP)**. Once approved by the City, the execution of the Plan is monitored throughout the project until the new building is ready for tenants to move in. This process happens alongside the regular permitting process and construction.

Who will I hear from and what to expect?

Property owners or their relocation consultants will be the main people you talk to as a tenant. They are required to keep in regular contact with you throughout the process. City staff are also available to answer questions, and may reach out directly to gather information.

At minimum, you can expect:

- A letter and initial tenant meeting, right after the development application is submitted
- A letter letting you know if you are eligible under the Tenant Relocation and Protection Policy
- A Tenant Needs Survey from the City, and ongoing dialogue to understand if you need extra support
- Regular updates and ongoing communication

Any personal information shared with the consultant or the City will be kept private in line with privacy laws.

Who is eligible?

To get support under the TRPP, specific conditions need to be met, like how long you've lived in your home, what kind of housing you're in, or if multiple lots are being combined for redevelopment. **In most cases, tenants are eligible if they have lived in their home for at least one year when the property owner submits a redevelopment application to the City.** To learn more details about the different criteria, please contact the City's TRPP Enquiry Line (see back page).

The Policy applies to tenants who live in:

- **Primary rental** (like rental apartment buildings, houses split into 5 or more rental units)
- **Secondary rental** (like rented houses, basement suites, laneways, condos) where two or more properties are being combined for redevelopment, with additional criteria.
- **Non-profit social and co-op housing**

If you aren't eligible under the TRPP, you're still protected by B.C.'s Residential Tenancy Act.

The TRPP for social housing or co-ops

The Tenant Relocation and Protection Policy (TRPP) works a bit differently for non-profit housing, like social housing or co-ops. In these buildings, the Tenant Relocation Plans can be more flexible and customized. That means tenants might not receive the same standardized support as those in private rental buildings.

Tenants will receive assistance with relocation, right of first refusal, and affordability will be maintained.

What support can I get if my building is being redeveloped or renovated?

If your building is getting demolished or renovated and you are eligible under the City's Tenant Relocation and Protection Policy (TRPP), you may be entitled to:

- Help finding a new place to live
- Financial compensation
- The option to move back to the new building

This is a general overview. For more details or to check your situation, look at the City's resources or contact the TRPP Enquiry Line:

trp@vancouver.ca or **604-673-8001**
vancouver.ca/protecting-tenants

Relocation assistance

- If you ask for relocation support, the landlord (or their consultant) must help you find rental listings that meet your needs.
- They'll also pay for your moving costs, either by hiring a professional moving company, or giving you a flat amount of \$750–\$1000, depending on your unit size.

Financial compensation

This is money you're paid to help make up for the disruption of being forced to move. There are three main options, depending on where you live:

Available city-wide: between 4 and 24 months of rent depending on how long you've lived in your home.

Available in 🌟 Enhanced Protection Areas only:

1. The landlord will cover the difference between your old rent and the rent in the temporary home (**monthly rent top-up**), until the new building is finished.
OR
2. You can choose to receive a **lump sum** top-up payment, equivalent to 33 months of rent top-up.

Right of First Refusal (ROFR)

If ROFR is available in your situation, you can choose to move back in to the new building once it's finished.

- You get first pick of a new unit that fits your household size.
- If you're in an area with 🌟 enhanced protections, the new rent will be either the same as before, or 20% less than the city-wide average rent, whichever is lower.
- In other areas, the new rent will be set at 20% less than the starting rents of the other units in the new building.

Extra support for low-income tenants or those facing barriers

If you have a low income (as defined in the TRPP), the landlord or their consultant must **secure** a new home for you that's both suitable and affordable. As tenant, you're expected to participate in this process by attending viewings, filling out or contributing to rental applications, signing the new lease in due time etc.

Other help might be available, depending on your situation, including (but not limited to):

- Help with packing and moving
- Translation services
- Support with government paperwork or benefits
- Transportation
- Making your new home accessible (for people with disabilities or mobility needs)

To access these supports, fill out the Tenant Needs Survey sent by the City, and talk to City staff or the landlord's relocation consultant if you need help or have concerns.