THINGS TO CONSIDER BEFORE SELLING YOUR HOME AND MOVING INTO A RENTAL UNIT (OR RENTING OUT YOUR HOME TO OTHERS)

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Owning vs Renting

- Major differences between owning and renting
- Owning a house vs strata ownership
- Owners: private vs shared decision making
- Landlords vs tenants: power relationship
- Tenant vs tenant
Residential Tenancies in BC

- *Residential Tenancy Act and Regulation*
- Residential Tenancy Branch [www.rto.gov.bc.ca](http://www.rto.gov.bc.ca)
- Rights and responsibilities of landlords and tenants
- Tenancy agreements: written and oral, legal and illegal suites
- What is a tenancy agreement? Sets out terms and conditions.
- Fixed term vs month-to-month tenancies
Moving In

- Security and pet deposits
- Changing locks, providing keys, replacing keys
- Getting copy of tenancy agreement
- Move-in inspection report ((take date-stamped photos))
- Method of paying rent
- Paying for utilities
- Automatic payments can be convenient
During tenancy

- Quiet enjoyment for all residents
- Standard is reasonableness
- Duty to accommodate disabilities to point of unreasonableness
- Human rights challenges
- Tenant’s emergency contract information
Repairs and safety

- Most common problem is repairs
- Written request for repairs
- What landlord and tenant are responsible for
- Emergency contact for repairs
- Risks of withholding rent
- Going for a Residential Tenancy Branch hearing, compensation including reduced rent
- Safety of all tenants is important
Rentals in condos

- Strata sets conditions
- Dispute resolution
- Condominium Home Owners Association of BC (CHOA) [www.choa.bc.ca](http://www.choa.bc.ca)
- Civil Resolution Tribunal for strata and small claim disputes – next year
End of tenancy

- Risks of moving out without giving proper notice, including rent and liquidated damages
- Notice to end tenancy for cause
- Notice to end tenancy for landlord use of property
- Move-out inspection report (take date-stamped photos)
Information (RTB)

- Residential Tenancy Branch [www.rto.gov.bc.ca](http://www.rto.gov.bc.ca)
- "Residential Tenancy Act: a Guides for Landlords and Tenants in BC" (English, French, Chinese, Traditional Punjabi)
- Factsheets, policy guidelines, dispute resolution applications
- Forms
- Interest rate calculator
- Information by phone
Information (TRAC)

- TRAC Tenant Resource & Advisory Centre
  www.tenants.bc.ca
- Telephone Infoline:
  604-255-0546 and 1-800-665-1185
- Tenant Survival Guide (English, Chinese, Spanish)
- Landlord Guide (English, Chinese, Punjabi)
- Template Letters, eg for repairs
- Info for Newcomers (Videos in 17 languages)
Information (LandlordBC)

- LandlordBC [www.landlordbc.ca](http://www.landlordbc.ca)
- Single unit (house, condo, basement suite) or more
- Membership organization
BC Centre for Elder Advocacy and Support (BCCEAS)

- Low-income older adults
- Legal assistance for problems with residential tenancy, assisted living, residential care
- 604-437-1940 and toll free 1-866-437-1940
- TTY 604-428-3359, toll free 1-855-306-1443
BCCEAS Legal Services for low-income older adults

- **Housing:**
  - residential tenancy
  - assisted living
  - residential care

- **Debt**

- **Government benefits:**
  - OAS/GIS
  - CPP
  - Provincial (e.g. SAFER)

- **Financial exploitation:**
  - misuse of powers of attorney
  - joint bank accounts
  - wills challenges

- **Other elder abuse**

- **Guardianship/incapacity**

- **Age Discrimination**