

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

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BC CENTRE FOR ELDER ADVOCACY AND SUPPORT

Owning vs Renting

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- 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
- 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
- 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
- “*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
- Single unit (house, condo, basement suite) or more
- Membership organization

BC Centre for Elder Advocacy and Support (BCCEAS)

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- 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

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- 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