

# Tenanted Properties and Realtors

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Hunter Boucher

Vice President, Operations

# Agenda

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Overview of  
Residential Tenancy  
Landscape



Key Rights and  
Responsibilities



Preparing Tenanted  
Properties for Sale



What Ends a  
Tenancy



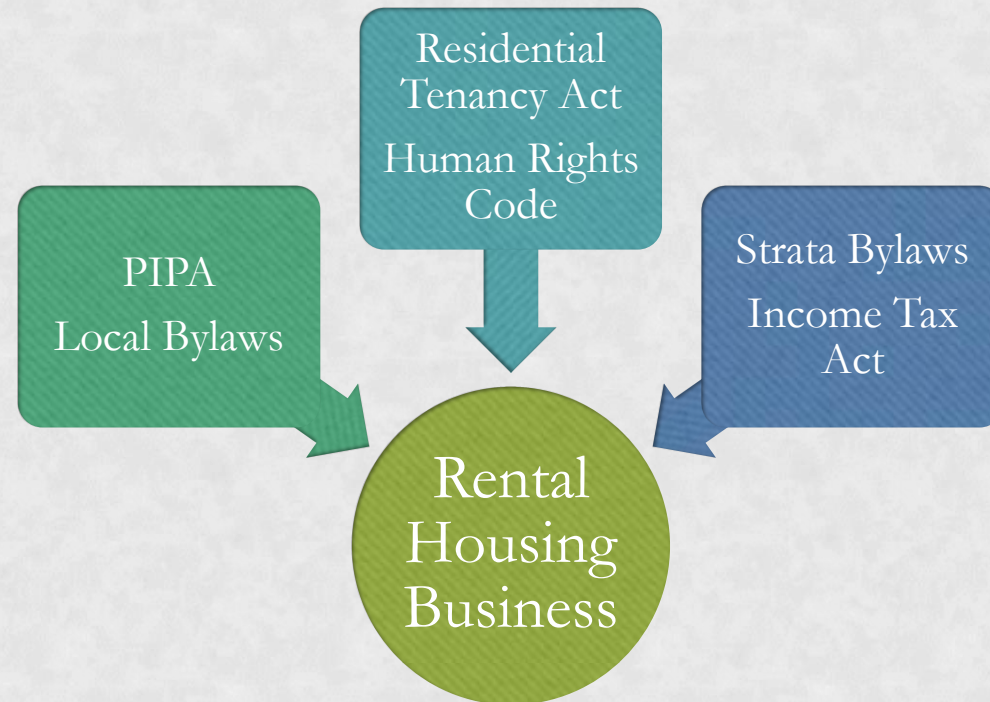
Dollars and Sense

# Overview of Residential Tenancy Landscape

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# Residential Tenancy Act

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Governs relationship  
between landlord and  
tenant

- Legislation
- The Intent of Lawmakers

Supporting  
documents:

- Residential Tenancy Regulations
- Rules of Procedure
- Policy Guidelines

Administered by the  
Residential Tenancy  
Branch

- Information Services
- Dispute Resolution Services
- Issues Fines

# PIPA

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The Guidelines from the Office of the Privacy Commissioner of BC, which apply PIPA to residential tenancies, outline what a landlord can and cannot ask from an applicant/tenant and what a landlord can and cannot do with the information they have collected.

# Human Rights Code

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The Human Rights Code protects applicants and tenants from discrimination and establishes a landlord's duty to accommodate.

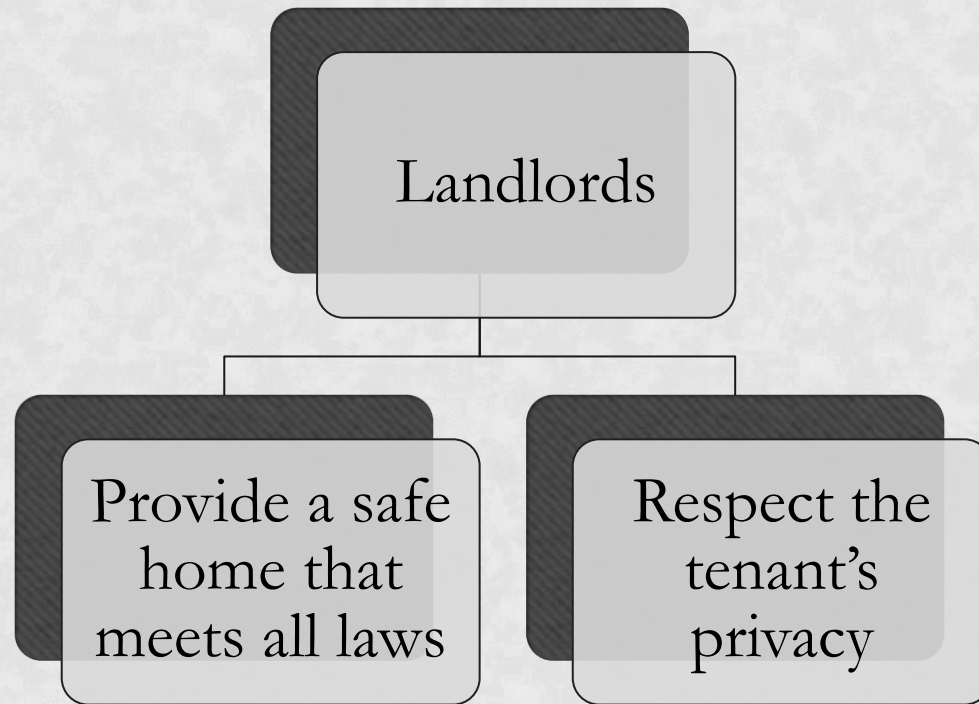
# Key Rights and Responsibilities

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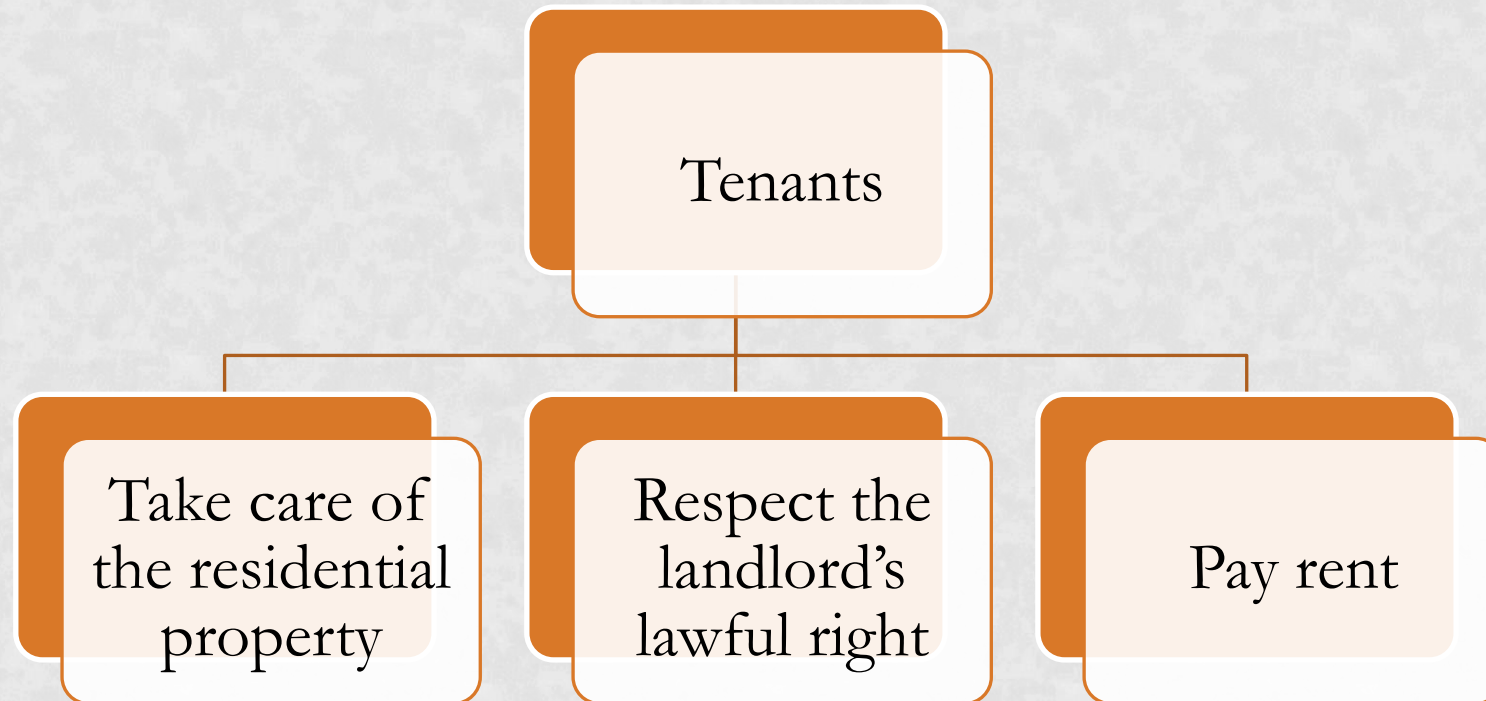
# Key Rights and Responsibilities

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# Key Rights and Responsibilities

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# Preparing Tenanted Properties for Sale

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Tenant Buy-in

Taking Photos

Showing the  
Suite

Uncooperative  
Tenants

# What Ends a Tenancy

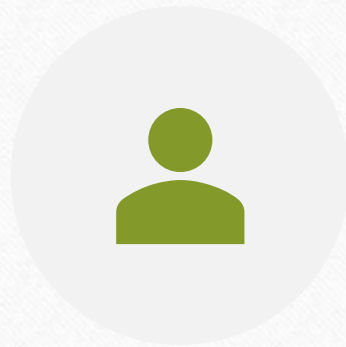
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# What Ends a Tenancy

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LANDLORD'S  
NOTICE



TENANT'S  
NOTICE



MUTUAL  
AGREEMENT

# Landlord's Notice

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10 Day Notice to End Tenancy

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1 Month Notice to End Tenancy

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2 Month Notice to End Tenancy

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4 Month Notice to End Tenancy

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Application To End Tenancy for Repairs or Renovations

# Tenant's Notice

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Must be in  
writing

Must be signed

One notice ends  
the tenancy for  
all tenants



# Mutual Agreement to End Tenancy

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Should not be  
signed at time of  
signing an  
agreement

May include  
financial  
compensation

May be on a date  
that both parties  
agree on

# Dollars and Sense

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# Dollars and Sense

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COMPENSATION FOR  
NOTICE



ADDITIONAL  
COMPENSATION



FAILURE TO MEET THE  
CONDITIONS OF SALE