



# Notice of Amendment to Tenancy Agreement for Supportive Housing Rental Unit

#RTB-60

**This form only applies to amendments to supportive housing tenancy agreements made without the tenant's approval. This is a time-limited authority for landlords to align tenancy agreements with Spring 2026 amendments to the *Residential Tenancy Act*.**

This form must be used by a landlord of a supportive housing rental unit to amend an existing tenancy agreement without the tenant's approval. An amendment can remove or change certain existing terms or add a new term to the tenancy agreement. The landlord must give this notice to the tenant within specific timeframes. See Section 5 for further information.

Amendments under Section 2 of this form take effect 30 days after the tenant is deemed to have received the notice unless, before the effective date, the tenant is deemed to have received a Notice of Cancellation (Rescission). Amendments under Section 3 of this form take effect on December 1, 2026.

## Section 1: General Information

### Tenant name(s)

First and middle name

Last name

First and middle name

Last name

### Tenant address for service

Suite/Unit # Street # and name

City

Province Postal code

Main phone

Other phone

### Rental unit address (if different from above)

Suite/Unit # Street # and name

City

Province Postal code

### Landlord (if applicable, enter full legal name in last name box)

First and middle name

Last name OR full legal business name

Suite/Unit # Street # and name

City

Province Postal code

Main phone

Other phone

### Service details

This is notice of amendment # Method of service this notice was given by

Date this notice was given

## Section 2: Terms related to entry, occupants and guests

Between July 30 and October 26, 2026, a landlord can add, change or remove certain terms in the tenancy agreement without the tenant's approval by giving notice using this form (RTB-60). A landlord can add, change or remove the following terms:

- The landlord entering the rental unit for purposes relating to the tenant's health or safety
- Occupants or proposed occupants
- The tenant having guests on the residential property

**These amendments are effective 30 days after the tenant is deemed to have received this notice**, unless a Notice of Cancellation (Rescission) is deemed received before the effective date.

**Previous terms removed:**

**Changes to previous terms:**

**Added terms:**

If needed, the amendments can be attached to this form as an addendum.

Check this box if amendments are set out in pages attached to this form. Label the top of each attached page "Addendum to notice of Amendment # - Section 2 Amendments" and include the page number.

Number of pages attached:

### Section 3: Terms inconsistent with new provisions

A landlord can change or remove terms that are inconsistent with new legislation and standard terms related to the landlord's right to enter the rental unit and ending a tenancy for possession of a weapon, which take effect on December 1, 2026. The landlord can make these amendments without a tenant's approval by giving notice of these amendments using this form (RTB-60). These amendments come into effect on December 1, 2026.

For tenancy agreements that are in existence by October 26, 2026, this form must be given between July 30 and October 26, 2026. For tenancy agreements entered into between October 27 and November 30, 2026, the landlord must give this form within 21 days of entering into the tenancy agreement.

#### **Previous inconsistent terms removed:**

#### **Changes to previous inconsistent terms:**

If needed, the amendments can be attached to this form as an addendum.

Check this box if amendments are set out in pages attached to this form. Label the top of each attached page "Addendum to notice of Amendment # - Section 3 Amendments" and include the page number.

Number of pages attached:

## Section 4: Standard terms

The new Residential Tenancy (Supportive Housing) Regulation sets out the standard terms for supportive housing rental units. These standard terms replace all previously required standard terms and are part of all supportive housing tenancy agreements as of July 30, 2026.

- If the tenancy agreement was entered into before July 30, 2026, and this is the first Notice of Amendment given to the tenant, then the standard terms must be attached to this form using Appendix A.
- If the tenancy was entered into after July 30, 2026, then the standard terms should already be included in the tenancy agreement. Appendix A does not need to be attached if it has already been provided with a previous Notice of Amendment.

Appendix A is attached to this form.

The tenant was not required to pay a security deposit or a pet damage deposit, so section 2 of Appendix A is not part of the tenancy agreement

The rental unit is operated by a public housing body, as defined in the Residential Tenancy Regulation, and the rent of the rental unit is related to the tenant's income, so sections 6 and 7 of Appendix A are not part of the tenancy agreement

Appendix A is **not** attached to this form.

## Section 5: Important information for landlords and tenants

Between July 30 and October 26, 2026, landlords of supportive housing rental units have the authority to make the following amendments to existing tenancy agreements **without a tenant's approval**:

- Adding, changing or removing terms respecting the landlord entering the rental unit for purposes related to the tenant's health or safety, occupants or proposed occupants, and the tenant having guests on the residential property. **These amendments are effective and apply to the tenancy agreement 30 days after the tenant is deemed to have received the notice**, unless the tenant is deemed to have received a Notice of Cancellation (Rescission) form (#RTB-61) before the effective date.
- Changing or removing a term that is inconsistent with any new provision or standard term in the Residential Tenancy Act or Residential Tenancy (Supportive Housing) Regulation that comes into force on December 1, 2026. This includes provisions and standard terms respecting the landlord's right to enter the rental unit and ending a tenancy for possession of a weapon. **These amendments come into effect on December 1, 2026.**
- For tenancy agreements entered into between October 27 and November 30, 2026, the landlord can also change or remove an inconsistent term by providing notice in this form to the tenant between the date the tenancy agreement is entered into and 21 days after it is entered into.

After October 26, 2026, landlords can only amend a tenancy agreement to add, remove or change a term if the tenant agrees to the amendment in writing, other than in the limited circumstance explained just above or in the limited exceptions in section 14(3) of the Residential Tenancy Act.

### Terms must be enforceable

Section 6 of the Residential Tenancy Act applies to these amendments. An amended term is not enforceable if it is inconsistent with the Residential Tenancy Act or the regulations, unconscionable (oppressive or grossly unfair to the tenant), or not expressed in a manner that clearly communicates the landlord's and tenant's rights and obligations.

## Use of approved form

Landlords must use this RTB form (#RTB-60) to amend the terms of a tenancy agreement without the tenant's approval and give notice of the amendments to the tenant. Informal written notice, verbal notice, or notice given to a tenant in a form other than #RTB-60 does not satisfy the legal requirements. If a notice does not satisfy the legal requirements, the amendments in the notice never come into effect and are unenforceable.

## Multiple Notices of Amendment

Landlords may give tenants more than one Notice of Amendment to Tenancy Agreement form between July 30 and October 26, 2026. Additional Notices of Amendment can add terms or make changes to amendments that were in an earlier Notice.

The effective date of amendments made under Section 2 is not impacted by a landlord giving additional Notices of Amendment. The amendments in the earlier Notice still come into effect 30 days after the tenant is deemed to have received the earlier Notice. However, any changes would come into effect 30 days after the additional Notice is deemed received.

## Cancelling a Notice of Amendment

Between July 30 and October 26, 2026, a landlord can cancel the amendments to a tenancy agreement made under Section 2 of a Notice of Amendment to Tenancy Agreement by using form #RTB-61: Notice of Cancellation (Rescission) of Amendment to Tenancy Agreement for Supportive Housing Rental Units. A landlord cannot cancel a Notice of Amendment, if the Section 2 amendments have already come into effect or the will come into effect on or before the date that the tenant is deemed to have received the Notice of Cancellation.

While landlords cannot cancel amendments made under Section 3 of a Notice of Amendment to Tenancy Agreement, they can remove or change those amendments by giving the tenant an additional Notice of Amendment by October 26, 2026.

## Deadline to amend

A landlord must give the **Notice of Amendment between July 30 and October 26, 2026**. The date the tenant is deemed to have received the Notice of Amendment can be after October 26, 2026. Any Notice of Amendment given after October 26, 2026, is not valid and the amendments in that Notice never come into effect and are not enforceable.

## Requirements for giving the Notice of Amendment to the tenant

Landlords must give the tenant the Notice of Amendment to the Tenancy Agreement using one of the approved methods under section 88 of the *Residential Tenancy Act* or section 43 of the *Residential Tenancy Regulation*.

Importantly, the date a document is deemed received by the tenant depends on the method the landlord uses to give the document. For example, if a document is mailed, it is considered received on the fifth day after it is mailed. For more information, see Policy Guideline 12: Service Provisions.

## Section 6: Landlord signature

By signing below, I certify that:

- The tenancy is for a supportive housing rental unit as defined in the Residential Tenancy Act and that is not exempt from the *Residential Tenancy Act*
- Any additional page(s) of amendments are labeled as instructed and attached to this form

Date                      Full name or legal business name of landlord (print)                      Signature of landlord or for business

RTB general inquiries: [HSTRO@gov.bc.ca](mailto:HSTRO@gov.bc.ca), 1-800-665-8779, [www.gov.bc.ca/landlordtenant](http://www.gov.bc.ca/landlordtenant)

## Appendix A: Standard terms for supportive housing tenancy agreements

### Application of the *Residential Tenancy Act*

- 1 (1) The terms of this tenancy agreement and any changes or additions to the terms may not contradict or change any right or obligation under the Residential Tenancy Act or a regulation made under that Act, or any standard term. If a term of this tenancy agreement does contradict or change such a right, obligation or standard term, the term of the tenancy agreement is void.
- (2) Despite subsection (1), the landlord may change or remove a standard term that the landlord is no longer required to include in a tenancy agreement after this tenancy agreement is entered into if that standard term is prescribed in a regulation made under the Residential Tenancy Act, subject to any prescribed requirements, conditions, restrictions or prohibitions.
- (3) Any change or addition to this tenancy agreement must be agreed to in writing and initialed by both the landlord and the tenant. If a change is not agreed to in writing, is not initialed by both the landlord and the tenant or is unconscionable, it is not enforceable.
- (4) The requirement for agreement under subsection (3) does not apply to the following:
- (a) a rent increase given in accordance with the Residential Tenancy Act;
  - (b) a withdrawal of, or a restriction on, a service or facility in accordance with the Residential Tenancy Act;
  - (c) a term in respect of which a landlord or tenant has obtained an order of the director that the agreement of the other is not required;
  - (d) a term in respect of which an exception to section 14 [amendments to tenancy agreement] of the Residential Tenancy Act has been prescribed under section 4.3 [amendments to tenancy agreements: terms and standard terms for supportive housing] of that Act, subject to any prescribed requirements, conditions, restrictions or prohibitions.

### Security deposit and pet damage deposit

- 2 (1) The landlord agrees
- (a) that the security deposit and pet damage deposit must each not exceed one half of the monthly rent payable for the residential property,
  - (b) to keep the security deposit and pet damage deposit during the tenancy and pay interest on it in accordance with the Residential Tenancy Regulation, and
  - (c) to repay the security deposit and pet damage deposit and interest to the tenant within 15 days of the end of the tenancy agreement, unless
    - (i) the tenant agrees in writing to allow the landlord to keep an amount as payment for unpaid rent or damage, or
    - (ii) the landlord makes an application for dispute resolution under the Residential Tenancy Act within 15 days of the end of the tenancy agreement to claim some or all of the security deposit or pet damage deposit.
- (2) The 15 day period starts on the later of
- (a) the date the tenancy ends, or
  - (b) the date the landlord receives the tenant's forwarding address in writing.
- (3) If a landlord does not comply with subsection (1), the landlord
- (a) may not make a claim against the security deposit or pet damage deposit, and
  - (b) must pay the tenant double the amount of the security deposit, pet damage deposit, or both.
- (4) The tenant may agree to use the security deposit and interest as rent only if the landlord gives written consent.

## **Pets**

**3** Any term in this tenancy agreement that prohibits, or restricts the size of, a pet or that governs the tenant's obligations regarding the keeping of a pet on the residential property is subject to the Guide Dog and Service Dog Act.

## **Condition inspections**

**4** (1) In accordance with sections 23 and 35 [condition inspections] of the Residential Tenancy Act and any regulations made under that Act, the landlord and tenant must inspect the condition of the rental unit together

- (a) when the tenant is entitled to possession,
- (b) when the tenant starts keeping a pet during the tenancy, if a condition inspection was not completed at the start of the tenancy, and
- (c) at the end of the tenancy.

(2) The landlord and tenant may agree on a different day for the condition inspection.

(3) The right of the landlord to claim against a security deposit or a pet damage deposit, or both, for damage to residential property is extinguished if the landlord does not perform the landlord's obligations under sections 23 and 35 of the Residential Tenancy Act

(4) A right of the tenant to the return of a security deposit or a pet damage deposit, or both, is extinguished if the tenant fails to perform the tenant's obligations under sections 23 and 35 of the Residential Tenancy Act.

## **Payment of rent**

**5** (1) The tenant must pay the rent on time, unless the tenant is permitted under the Residential Tenancy Act to deduct from the rent. If the rent is unpaid, the landlord may issue a notice to end a tenancy to the tenant, which may take effect not earlier than 10 days after the date the tenant receives the notice.

(2) The landlord must not take away or make the tenant pay extra for a service or facility that is already included in the rent, unless a reduction is made under section 27 (2) [terminating or restricting services or facilities] of the Residential Tenancy Act.

(3) The landlord must give the tenant a receipt for rent paid in cash.

(4) The landlord must return to the tenant on or before the last day of the tenancy any post-dated cheques for rent that remain in the possession of the landlord. If the landlord does not have a forwarding address for the tenant and the tenant has vacated the premises without notice to the landlord, the landlord must forward any post-dated cheques for rent to the tenant when the tenant provides a forwarding address in writing.

## **Rent increase**

**6** (1) Once a year, the landlord may increase the rent for the existing tenant. The landlord may only increase the rent 12 months after the date that the existing rent was established with the tenant or 12 months after the date of the last legal rent increase for the tenant, even if there is a new landlord or a new tenant by way of an assignment. The landlord must use the approved Notice of Rent Increase form available from any Residential Tenancy office or Government Agent.

(2) A landlord must give a tenant 3 whole months notice, in writing, of a rent increase.

[For example, if the rent is due on the 1st of the month and the tenant is given notice any time in January, including January 1st, there must be 3 whole months before the increase begins. In this example, the months are February, March and April, so the increase would begin on May 1st.]

(3) The landlord may increase the rent only in the amount set out by a regulation made under the Residential Tenancy Act. If the tenant thinks the rent increase is more than is allowed by the regulation, the tenant may talk to the landlord or contact the Residential Tenancy office for assistance.

(4) Either the landlord or the tenant may obtain the percentage amount prescribed for a rent increase from the

### **Assign or sublet**

**7 (1)** The tenant may assign or sublet the rental unit to another person with the written consent of the landlord. If this is a fixed term tenancy agreement and there are 6 months or more remaining in the term, the landlord must not unreasonably withhold consent. Under an assignment a new tenant must assume all of the rights and obligations under the existing tenancy agreement, at the same rent. The landlord must not charge a fee or receive a benefit, directly or indirectly, for giving this consent.

(2) If a landlord unreasonably withholds consent to assign or sublet or charges a fee, the tenant may make an application for dispute resolution under the Residential Tenancy Act.

### **Repairs**

**8 (1)** Landlord's obligations:

(a) The landlord must provide and maintain the residential property in a reasonable state of decoration and repair, suitable for occupation by a tenant. The landlord must comply with health, safety and housing standards required by law.

(b) If the landlord is required to make a repair to comply with the above obligations, the tenant may discuss it with the landlord. If the landlord refuses to make the repair, the tenant may make an application for dispute resolution under the Residential Tenancy Act seeking an order of the director for the completion and costs of the repair.

(2) Tenant's obligations:

(a) The tenant must maintain reasonable health, cleanliness and sanitary standards throughout the rental unit and the other residential property to which the tenant has access. The tenant must take the necessary steps to repair damage to the residential property caused by the actions or neglect of the tenant or a person permitted on the residential property by that tenant or by an occupant of the tenant's rental unit. The tenant is not responsible for repairs for reasonable wear and tear to the residential property.

(b) If the tenant does not comply with the above obligations within a reasonable time, the landlord may discuss the matter with the tenant and may make an application for dispute resolution under the Residential Tenancy Act seeking an order of the director for the cost of repairs, serve a notice to end a tenancy, or both.

(3) Emergency repairs:

(a) The landlord must post and maintain in a conspicuous place on the residential property, or give to the tenant in writing, the name and telephone number of the designated contact person for emergency repairs.

(b) If emergency repairs are required, the tenant must make at least two attempts to telephone the designated contact person, and then give the landlord reasonable time to complete the repairs.

(c) If the emergency repairs are still required, the tenant may undertake the repairs, and claim reimbursement from the landlord, provided a statement of account and receipts are given to the landlord. If the landlord does not reimburse the tenant as required, the tenant may deduct the cost from rent. The landlord may take over completion of the emergency repairs at any time.

(d) Emergency repairs must be urgent and necessary for the health and safety of persons or preservation or use of the residential property and are limited to repairing

- (i) major leaks in pipes or the roof,
- (ii) damaged or blocked water or sewer pipes or plumbing fixtures,
- (iii) the primary heating system,
- (iv) damaged or defective locks that give access to a rental unit, or



- (v) the electrical systems.

### **Occupants**

**9** If the number of occupants in the rental unit is unreasonable, the landlord may discuss the issue with the tenant and may serve a notice to end a tenancy. Disputes regarding the notice may be resolved by applying for dispute resolution under the Residential Tenancy Act.

### **Locks**

- 10** (1) The landlord must not change locks or other means of access to residential property unless the landlord provides each tenant with new keys or other means of access to the residential property.
- (2) The landlord must not change locks or other means of access to a rental unit unless the tenant agrees and is given new keys.
  - (3) The tenant must not change locks or other means of access to
    - (a) common areas of the residential property, unless the landlord consents to the change, or
    - (b) the tenant's rental unit, unless the landlord agrees in writing to, or the director has ordered, the change.

### **Restrictions on access to the residential property**

- 11** (1) The landlord must not unreasonably restrict the tenant's access to the residential property.
- (2) As of December 1, 2026, the prohibition in subsection (1) does not apply to a circumstance in respect of which an exception to section 30 (1) (a) [tenant's right of access protected] of the Residential Tenancy Act has been prescribed in a regulation made under that Act. If a prescribed circumstance applies, the landlord may only restrict the tenant's access to all or part of the residential property
    - (a) in accordance with any prescribed requirements, conditions, restrictions or prohibitions, including, if prescribed, a requirement that the landlord must use a particular form, and
    - (b) for the prescribed maximum period of time and, in applicable circumstances, any authorized extension of that period of time.

### **Landlord's entry into rental unit**

- 12** As of December 1, 2026, the landlord may enter the rental unit only if one of the following applies:
- (a) there is an emergency and the entry is necessary to protect life or property;
  - (b) the tenant gives the landlord permission to enter at the time of entry or not more than 30 days before the entry;
  - (c) the tenant has abandoned the rental unit;
  - (d) the landlord has an order of the director or of a court saying the landlord may enter the rental unit;
  - (e) the landlord is providing housekeeping or related services and the entry is for that purpose and at a reasonable time;
  - (f) the purpose for entry is specified in a reasonable term of this tenancy agreement;
  - (g) the entry is for another purpose and, at least 24 hours and not more than 30 days before the entry, the landlord gives the tenant a written notice that includes
    - (i) the purpose for entering, which must be reasonable, and
    - (ii) the date and the time of the entry, which must be between 8 a.m. and 9 p.m. unless the tenant agrees otherwise.

### **Ending the tenancy**

- 13** (1) The tenant may end a monthly, weekly or other periodic tenancy by giving the landlord at least one month's

written notice. A notice given the day before the rent is due in a given month ends the tenancy at the end of the following month.

[For example, if the tenant wants to move at the end of May, the tenant must make sure the landlord receives written notice on or before April 30th.]

- (2) This notice must be in writing and must
  - (a) include the address of the rental unit,
  - (b) include the date the tenancy is to end,
  - (c) be signed and dated by the tenant, and
  - (d) include the specific grounds for ending the tenancy, if the tenant is ending a tenancy because the landlord has breached a material term of the tenancy.
- (3) If this is a fixed term tenancy and the agreement does not require the tenant to vacate at the end of the tenancy, the agreement is renewed as a monthly tenancy on the same terms until the tenant gives notice to end a tenancy as required under the Residential Tenancy Act.
- (4) The landlord may end the tenancy only for the reasons and only in the manner set out in the Residential Tenancy Act and the landlord must use the approved notice to end a tenancy form available from the Residential Tenancy office.
- (5) As of December 1, 2026, except in any circumstances set out in a regulation made under the Residential Tenancy Act, the director may make an order ending the tenancy on an application made by the landlord
  - (a) if the tenant or a person permitted on the residential property by the tenant or by an occupant of the tenant's rental unit had a weapon, as defined by a regulation made under the Residential Tenancy Act, on their person while on the property, or
  - (b) if, while the landlord was in the tenant's rental unit in accordance with section 4.5 [landlord's right to enter supportive housing rental unit restricted] of the Residential Tenancy Act, the landlord saw in plain view a weapon, as defined by a regulation made under that Act.
- (6) The landlord and tenant may mutually agree in writing to end this tenancy agreement at any time.
- (7) The tenant must vacate the residential property by 1 p.m. on the day the tenancy ends, unless the landlord and tenant otherwise agree.

### **Landlord to give tenancy agreement to tenant**

**14** The landlord must give the tenant a copy of this agreement promptly, and in any event within 21 days of entering into the agreement.

### **Dispute Resolution**

**15** (1) Either the tenant or the landlord has the right to make an application for dispute resolution, as provided under the Residential Tenancy Act.

(2) As of December 1, 2026, on an application for dispute resolution, if the tenant establishes that the landlord did not comply with a provision of the Residential Tenancy Act, a provision of a regulation made under that Act, or a term of a tenancy agreement, and if a minimum amount of compensation has been prescribed for that provision or that term of a tenancy agreement, then the director must make an order requiring the landlord pay the tenant an amount that is not less than the prescribed minimum amount.