

ENDING A TENANCY: Significant Interference, Unreasonable Disturbance, and Serious Risk to Health, Safety, or Property



Residential Tenancy Branch

Landlords may evict tenants who seriously jeopardize the health, safety, or lawful rights of the landlord or other occupants, or threaten or significantly damage the landlord's property.

Grounds for eviction

A landlord may evict a tenant if the tenant or a person they allowed on the property:

- Significantly interferes with or unreasonably disturbs other occupants or the landlord,
- Seriously jeopardizes others' health, safety or rights,
- Puts the landlord's property at significant risk,
- Engages in illegal activity that has
 - caused or is likely to cause damage to the landlord's property,
 - adversely affected or is likely to affect the quiet enjoyment or well-being of others,
 - harmed or is likely to harm others' rights, or
- Causes extraordinary damage to the property.

Examples

Physical assault: A tenant physically assaults the landlord, their staff, or another occupant

Tampering with smoke detectors: A tenant removed all the smoke detectors in the rental unit, putting the landlord's property and other occupants in the building at risk.

Unauthorized alterations: A tenant has made unauthorized alterations to the unit, like knocking down a load-bearing wall, which compromise the property's structural integrity.

Extraordinary damage: A tenant has smashed multiple windows in the rental unit and on the residential property.

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Processes to end tenancy

Landlords and tenants should work together to try to resolve their issues to avoid ending the tenancy. If landlords and tenants cannot resolve the situation on their own, there are options under the RTA.

If a tenant or person allowed on the property by the tenant meets one of the grounds for eviction on Page 1, the landlord can evict the tenant by:

- Serving a One Month Notice to End Tenancy for Cause, or
- Applying to the Residential Tenancy Branch (RTB) for an early end to tenancy (expedited hearing).

A landlord can only apply to end a tenancy early in the most urgent situations **where there is an imminent danger to the health or safety of the landlord or another occupant.** If a landlord applies to end a tenancy early, they must provide sufficient evidence to prove that:

- The tenant did something that met one of the grounds to end tenancy, **AND**
- There is an imminent danger to health or safety of the landlord or other occupant.

ATTENTION: It is in the landlord's best interest to not apply to end a tenancy early when there is no imminent danger to health or safety.

If a landlord applies for an early end to tenancy but there is no imminent danger to health or safety, their application will be dismissed. The landlord will then need to serve a One Month Notice to End Tenancy . This means:

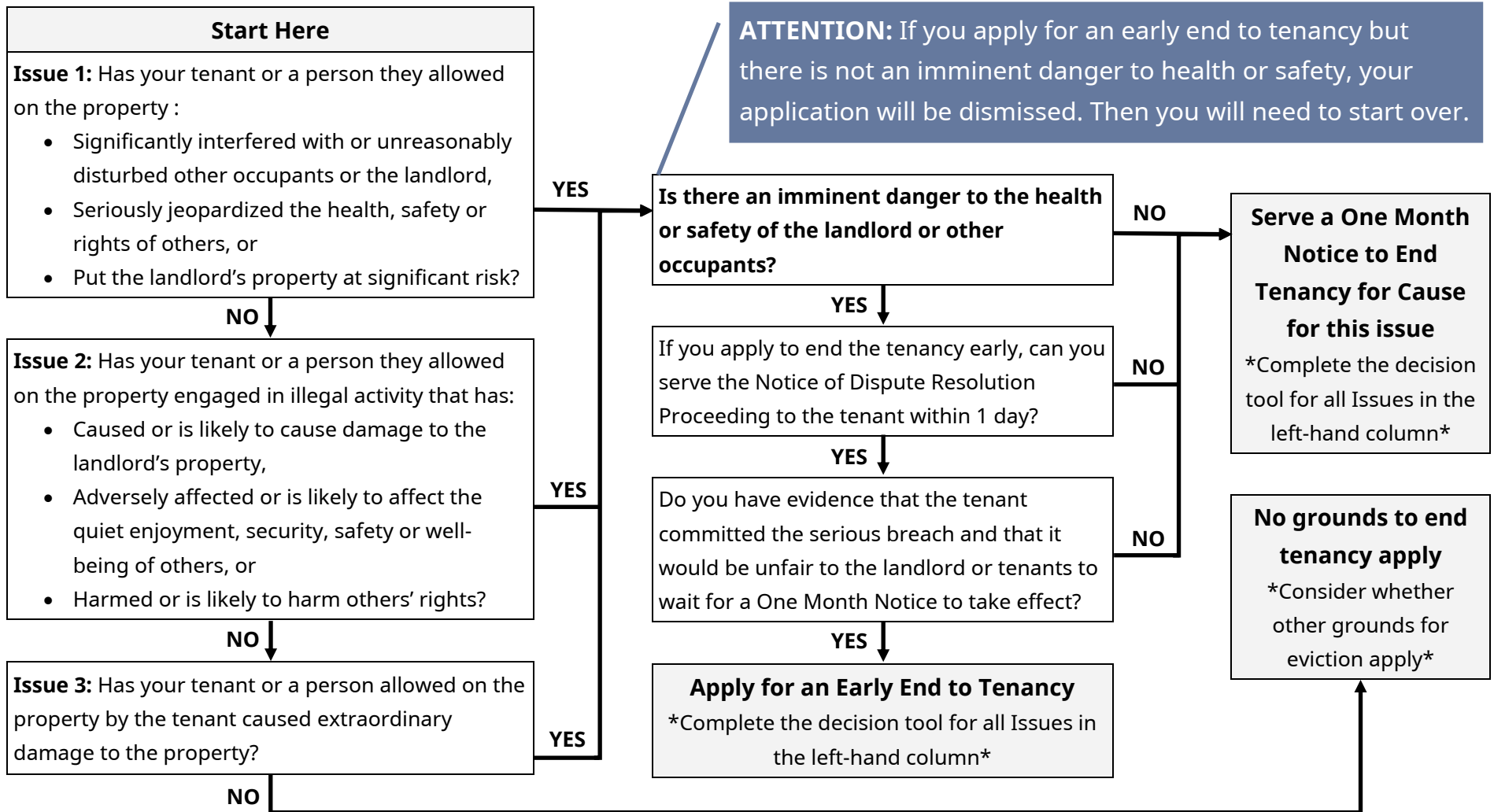
- The tenant will be able to stay in the unit for longer
- The tenancy relationship could further deteriorate
- The landlord will lose time, effort, and money preparing for the expedited hearing

The next page has a tool to help landlords decide whether to apply to end a tenancy early or serve a One Month Notice.

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Decision Tool

This tool helps landlords decide what process to use when ending a tenancy because a tenant or their guest has met the grounds for eviction under sections [47 \(1\) \(d\) to \(f\)](#) and [56 \(2\)](#) of the RTA and [40 \(1\) \(c\) to \(e\)](#) and [49 \(2\)](#) of the MHPTA.



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Examples: Processes to end tenancy in certain situations

The following are examples of situations in which a landlord may serve a One Month Notice to End Tenancy or apply to end a tenancy early. These are only examples—the RTB will determine whether to schedule an expedited hearing based on the facts of the case.

1 Month Notice to End Tenancy for Cause	Application to End a Tenancy Early
A tenant verbally insults the landlord on a few occasions	Tenant physically assaults landlord or another occupant
Tenant repeatedly plays loud music late at night despite receiving warnings from the landlord	Tenant knocks down a load-bearing wall in unit, which compromises the structural integrity of the property
Tenant changed the locks without permission	Tenant is operating a drug lab in their unit, putting the property and other occupants at risk of fire and violence

Other Resources

For more information on the grounds for eviction, see Policy Guideline 55: www2.gov.bc.ca/assets/gov/housing-and-tenancy/residential-tenancies/policy-guidelines/gl55.pdf

For more information on ending a tenancy early, see Policy Guideline 51: www2.gov.bc.ca/assets/gov/housing-and-tenancy/residential-tenancies/policy-guidelines/gl51.pdf

If you have any questions, you can contact the Residential Tenancy Branch by phone at 1-800-665-8779 or by email at HSRTO@gov.bc.ca.