



Ending a Tenancy for Renovations or Repairs

Residential Tenancy Branch

RTB-150

Why are changes being made?

In 2018, the Rental Housing Task Force presented its recommendations to improve rental housing and protect tenants and landlords in British Columbia. The number one recommendation was to 'end renovictions.'

What are renovictions?

The term 'renoviction' refers to an eviction that is carried out to renovate or repair a rental unit. In the past, tenants have been unfairly evicted in cases where landlords completed minor repairs to re-rent the unit to new tenants at a higher rate.

What has changed in the legislation?

Previously, if a landlord wanted to complete repairs, they had to serve their tenants with a notice to end tenancy. The tenant could then dispute the notice with the Residential Tenancy Branch (RTB).

Effective July 1, 2021, under new legislation, if a landlord wants to complete repairs or renovations that are necessary to preserve the life span of a rental unit and require the unit to be vacant for an extended period of time, they need to apply for an Order of Possession from the RTB. There will be a dispute resolution proceeding where an arbitrator will decide if ending the tenancy is the only way to complete this work.

What does this mean if you are a landlord?

If you are a landlord who needs to complete necessary renovations or repairs, and you need to end the tenancy because you can only complete the work by having your rental unit vacant for an extended period of time, you need to:

- Ensure you have all necessary permits and approvals required to complete the work
- Apply to the RTB for an Order of Possession
- Submit all necessary evidence
- Note: If you intend to end the tenancy for renovations or repairs to more than one rental unit in the same building, you must make a single application for all the tenancies

What does this mean if you are a tenant?

If you receive a notice of hearing indicating your landlord has applied to the RTB for an Order of Possession for renovations or repairs, and you dispute the notice, you will be able to:

- Provide evidence to prove the tenancy does not need to end for the work to be completed
- Participate in the hearing

After the decision

If the arbitrator finds that the renovations or repairs can only be done by ending the tenancy, they will give the landlord an Order of Possession. The order will come into effect four months after it is issued by the arbitrator, and will require the tenant to move out by that date.

For more information, please visit the RTB's website: www.gov.bc.ca/landlordtenant