

# Mutual Agreement to end a Tenancy

Residential Tenancy Branch

RTB-152

## What is a Mutual Agreement?

A landlord and tenant may mutually agree in writing to end a tenancy. By mutually agreeing to end a tenancy, both parties understand and agree the tenancy will end with no further obligation between landlord(s) or tenant(s).

For tenants, this may include missing out on compensation you may be due. For example, if a tenant is served a Notice to End Tenancy for Landlord's Use, they are entitled to the equivalent of one month's rent.

Once all parties have signed the mutual agreement, the terms are fixed, and the Residential Tenancy Branch is unable to reverse the agreement.

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## As a tenant, it is important to remember:

- You do not have to sign a mutual agreement to end a tenancy.
- It's important to consider factors such as current rent prices, moving costs, and housing availability before signing a mutual agreement to end tenancy.
- A landlord cannot force or threaten you to sign a mutual agreement to end tenancy during your tenancy.
- A mutual agreement cannot be used to increase the rent unless all parties agree. This is separate from annual rent increases, which can only be issued once within a 12-month period by an amount permitted by law. For more information visit: <https://www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies/during-a-tenancy/rent-increases>
- Before signing a mutual agreement to end a tenancy, make sure you know your rights and responsibilities as a tenant.
- If you are unsure, reach out to the Residential Tenancy Branch for more information – **BEFORE** signing.

## As a landlord, it is important to remember:

- A mutual agreement cannot be used to set a move-out date at the beginning of the tenancy and can only be used to increase the rent during a tenancy if all parties agree.
- You cannot force or threaten a tenant to sign a mutual agreement. This includes telling them that they will have to move out eventually anyway.
- If you and your tenant come to a mutual agreement, the use of this form is recommended - <https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/residential-tenancies/forms/rtb8.pdf>

If you are unclear about the rules for a mutual agreement, visit the [Residential Tenancy Branch website at Residential Tenancies - Province of British Columbia \(gov.bc.ca\)](#) or call 1-800-665-8779 to speak to an information officer - **BEFORE SIGNING.**

**For additional resources to help tenants and landlords better understand their rights, find advocates, or seek legal assistance, visit:**

- TRAC – Information Line – 604-255-0546 or 1-800-665-1185 <https://tenants.bc.ca/> (Tenants Only)
- Residential Tenancy Program | Access Pro Bono - <https://www.accessprobono.ca/our-programs/residential-tenancy-program>
- Povnet – find an advocate - <https://www.povnet.org/>
- LandlordBC - <https://landlordbc.ca/>