

## Changes to Tenancy Statutes Effective October 1, 2006

Effective October 1, 2006, Residential Tenancy Branch dispute resolution officers will hear disputes under the *Residential Tenancy Act* and the *Manufactured Home Park Tenancy Act*. The process for applying for dispute resolution will remain the same for landlords and tenants.

Other changes that will take effect on October 1, 2006 include:

- A tenant must have written approval from a landlord to change a lock to the rental unit.
- If a landlord has failed to comply with a material term of a tenancy agreement, a tenant must inform the landlord in writing and give the landlord a reasonable period of time to correct the situation before giving the landlord notice to end tenancy.
- A public housing body may end a tenancy with two months' notice if the tenant no longer qualifies for a subsidized rental unit. The tenancy agreement must state that the landlord may give notice to end tenancy for this reason.

Public housing bodies are listed in the *Residential Tenancy Regulation*: British Columbia Housing Management Commission, Canada Mortgage and Housing Corporation, City of Vancouver, City of Vancouver Public Housing Corporation, Greater Vancouver Housing Corporation, Capital Region Housing Corporation, and housing societies or non-profit municipal housing corporations that have agreements for the operation of rental property with the government of British Columbia, the British Columbia Housing Management Commission or the Canada Mortgage and Housing Commission.

- A tenant who receives notice to end a residential tenancy due to the landlord's use of the property may withhold the last month's rent instead of receiving compensation of one month's rent at the end of the tenancy.
- The Residential Tenancy Branch has the authority to streamline the process for issuing orders of possession where a tenant has not disputed a notice to end tenancy. This process is expected to be implemented on a staged basis in 2007.

New provisions for assisted and supported living tenancies and for administrative penalties will not come into force on October 1, 2006.

Residential Tenancy Branch forms and publications will be updated over the next few months.