



Landlord and Tenant Fact Sheet

RTB-118

Discrimination in Residential Tenancy

Section 10 of the *Human Rights Code* prohibits discrimination in tenancies based on a person's race, colour, ancestry, place of origin, religion, marital status, family status, physical or mental disability, gender, sexual orientation, age or lawful source of income.

The Code exempts certain circumstances:

- the rental unit is a building or development reserved for people age 55 or older.
- the rental unit is designated for people with disabilities.
- the owner of the accommodation will share a bathroom or kitchen with the tenant.

For instance, income assistance is a lawful source of income and a landlord cannot refuse to rent to someone for this reason alone. A landlord usually cannot refuse to rent to people because they have children but can limit the number of people living in a rental unit.

Can a landlord refuse to rent to a person who has a pet?

Yes. Landlords can choose whether they will permit pets.

Generally, the tenancy agreement will indicate whether or not pets are permitted, and if so, under what conditions.

Where pets are permitted, the landlord can restrict the size, kind and number of pets. The landlord can also establish pet-related rules and the tenant must abide by those rules. The landlord can also ask for a pet damage deposit equal to one-half of the first month's rent.

Can a landlord refuse to rent to a person who has a Guide Animal?

A landlord must comply with the *Guide Animal Act* and cannot refuse to rent to a person with a guide animal, unless that person will be sharing

sleeping, bathroom or cooking facilities with a person from another family.

To complain about discrimination or for more information, contact:

BC Human Rights Tribunal
1170 - 605 Robson Street
Vancouver BC V6B 5J3

Phone: 604-775-2000

Fax: 604-775-2020

TTY: 604-775-2021

Toll-free in British Columbia: 1-888-440-8844

Email: BCHumanRightsTribunal@gov.bc.ca

For more information ...

Visit the RTB's Web site at www.rto.gov.bc.ca.

Call an Information Officer or listen to our 24 Hour Recorded Information Line:

Lower Mainland: 604-660-1020

Victoria: 250-387-1602

Elsewhere in BC: 1-800-665-8779

Visit the RTB nearest you:

Burnaby: 400-5021 Kingsway

Victoria: 1st Floor, 1019 Wharf Street

Kelowna: 101-2141 Springfield Road

RTB Burnaby and Victoria are open 8:30 a.m. to 4:30 p.m., Monday to Friday.

RTB Kelowna is open 8:30 a.m. to 12 noon, Monday to Friday for limited services.

All RTB offices are closed on statutory holidays.

If there is no RTB in your area, you can get residential tenancy guides, fact sheets and forms online at www.rto.gov.bc.ca or at any Service BC—Government Agents Office.

Office of Housing and Construction Standards

Residential Tenancy Branch

Lower Mainland: 604-660-1020 Victoria: 387-1602 Elsewhere in BC: 1-800-665-8779

Website: www.rto.gov.bc.ca

#04018-118(10/2006)