



Important Notice for Renters

Sept 25, 2018

It can be challenging for renters to know all that they need to know about the BC Residential Tenancy Act. It can also be intimidating to stand up for yourself against an aggressive landlord. If you are unsure of your rights and obligations as a renter, or need help navigating a concern related to your rental agreement, you can learn more by contacting one of the following resources:

- **BC Residential Tenancy Branch:** 604-660-1020 www.rto.gov.bc.ca
- **Tenants Resource and Advisory Centre:** 604-255-3099 www.tenants.bc.ca
- **My office** at 5-221 W Esplanade Ave, 604-981-0033 Bowinn.Ma.MLA@leg.bc.ca

My office is here to help. We can connect you to the right resources if you don't know where to go for help.

Key Renters' Tips:

- The Residential Tenancy Act generally applies to housing rentals over 30 days in length in BC. Landlords cannot avoid or contract out of RTA regulations.
- Never sign something you don't understand. Seek advice first.
- Rent must be paid in full and on time – on or before the first day of the rental payment period as agreed under the tenancy agreement. If you're mailing your payment, be sure it's sent in time to be delivered by the due date. If you are using e-transfer – note when the bank will process the transaction. If paying by cash – be sure to ask for a written receipt.
- Have an issue with your suite? Need a repair? Communications with the landlord should be in **writing** and **dated**. Keep a copy for your records. This will help if conflict or disagreements arise down the road.
- **Emergency repairs** are necessary if there are major leaks or damaged plumbing, malfunctioning electrical or heating, or damaged/defective locks. If a tenant contacts the landlord twice for emergency repairs and doesn't get a response within a reasonable timeframe, they may arrange to have the repairs done at a reasonable cost and bill the landlord.
- The *Residential Tenancy Act* requires landlords maintain their rental properties in a state that is suitable for occupancy – they must meet housing, safety and building standards required by law. Local governments have the authority to establish and enforce standards of maintenance bylaws for buildings. Tenants may contact their local government to have municipal inspectors investigate their property to see if any conditions violate health or safety requirements.
- Landlords must act in good faith when evicting a tenant for "Landlord's Use of Property". The penalty for an eviction in bad faith is **12 months' rent** payable to the wronged tenant.

For more Renters' Tips, visit: <http://bowinnmaml.ca/bowinn-ma/renters-tips>

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