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Residential Tenancy Branch

Ending Fixed-Term Tenancies Under Special Circumstances

Information Officer &
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Ending Fixed Term Agreements Under Special Circumstances



- Fleeing Family Violence
- Moving into Long-Term Care



Goal



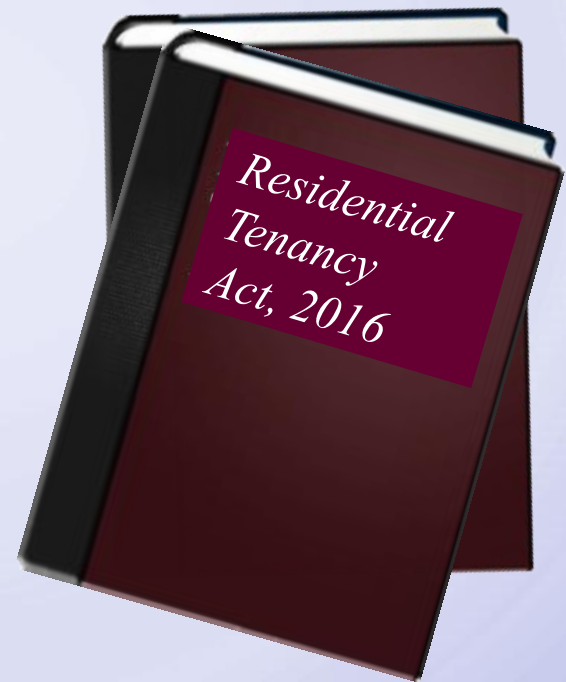
- Ensure tenancy laws support people fleeing family violence and requiring long-term care
- Reduce financial barriers to tenants fleeing family violence or moving into long-term care



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**Section 45.1 of the
*Residential
Tenancy Act*
sets out who is
eligible to end
tenancy**






Who is eligible?

- Violence from a family member – as defined in the *Family Law Act*
- Individuals assessed or accepted into a care facility regulated under the *Community Care and Assisted Living Act* and *Hospital Act*

How does it work?

 **Ending Fixed-Term Tenancy Confirmation Statement** #RTB - 48

The Residential Tenancy Act allows for the early termination of a fixed-term tenancy, commonly known as a lease, by a tenant who needs to end a fixed-term tenancy because of family violence or who has been accepted into a long-term care facility. The purpose of this form is to confirm the tenant's eligibility to end a fixed-term tenancy under section 45.1 of the Residential Tenancy Act. The confirmation statement in this form is completed by an authorized third-party verifier under Section 39 (family violence) or Section 40 (long-term care) of the Residential Tenancy Regulation. Contact information for the third-party verifier is necessary to confirm they are authorized to make a confirmation statement. Fraud used in completion of this form may result in a decision under the Residential Tenancy Act that the tenant's early termination is not valid.

Confidentiality: In accordance with the Personal Information Protection Act, a landlord must not use or disclose this form or its contents to any person without the consent of the tenant named below. A landlord must refuse to provide access to the tenant's personal information if: it would threaten someone's life or security; it would reveal someone else's personal information; or, it would reveal the identity of someone who provided personal information about someone else.

Unauthorized use or disclosure may subject the landlord to investigation by the Office of the Information and Privacy Commissioner. **See Important Information on next page.**

TENANT INFORMATION

first and middle name(s) last name

RENTAL UNIT ADDRESS

unit/suite # street number and street name city BC _____
province postal code

SIGNATURE: _____ **DATE:**
(tenant or legal representative) day month year

THIRD-PARTY VERIFIER CONFIRMATION STATEMENT

I, _____, know the tenant identified above in my professional capacity as a(n)
authorized third-party verifier first and last name
_____ and confirm that this tenant is eligible to end a fixed-term tenancy
position
under section 45.1 of the Residential Tenancy Act. I confirm that I am authorized under section 39 (family violence) or 40 (long-term care) of the Residential Tenancy Regulation to make this statement and that I have assessed the tenant and the tenant's circumstances in accordance with section 41 (assessments) of the Regulation.

I understand that, in making this statement, I may be required to provide information in a proceeding under the Residential Tenancy Act but only regarding the following matters:

(a) evidence as to my authority to complete this statement under the Residential Tenancy Regulation;
(b) evidence as to the authenticity of my signature on this statement.

SIGNATURE: _____ **DATE:**
(authorized third-party signature) day month year

CONTACT INFORMATION (may be third-party verifier or an authorized representative from the agency)

first and last name position

agency phone number

email

FOR MORE INFORMATION
RTB website: www.gov.bc.ca/landlordtenant
Public Information Lines: 1-800-885-8779 (toll-free) Greater Vancouver 604-680-1020 Victoria 250-387-1802

Residential Tenancy Branch
Office of Housing and Construction Standards
#RTB-48 (2017/01)

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- Authorized third-party verifier must confirm
- Tenant must give proper notice to the landlord, along with the completed form



Who is a third-party verifier?

- Broad range of professionals and service providers
- Residential Tenancy Regulation
 - Family violence (section 39)
 - Long-term care (section 40)





What is required of verifiers

- Professional expertise/standards/judgment to assess tenant & tenant's circumstances
- Approved form (RTB-49)
- Provide completed and signed form (only to the tenant or to a person authorised)
- Keep a copy and any related records



How long is a verified statement valid?



- 90 days when family violence is involved
- 180 days when moving to long term care



What happens if there is another tenant in the unit?



- Tenancy ends for all tenants
- Remaining tenants can enter into a new tenancy agreement with the landlord



Who tells the other tenant in the unit?

- A tenant who gives notice is **not** required to inform the other tenant(s)
- Landlord may choose to sign new tenancy agreement with remaining tenant(s)



Can Landlords Call to Verify RTB-49?

- Landlords and property managers can contact Third-party verifiers for confirmation
- Tenant's privacy must be maintained
- Third-party verifier can confirm they have signed RTB-49





RTB-49

Confidential Document

- Landlords, property managers and third-party verifiers must keep the tenant information and details of the tenant's circumstances confidential





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ProvinceofBC
Residential Tenancy Branch Playlist



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Thank you

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