Residential Tenancy Branch

Ending Fixed-Term Tenancies Under Special Circumstances

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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
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?

- 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
www.gov.bc/landlordtenant

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Residential Tenancy Branch Playlist
Thank you

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