promotes the legal protection of residential tenants across BC by providing INFORMATION, EDUCATION, SUPPORT and RESEARCH on residential tenancy matters.
TRAC OVERVIEW

DIRECT ADVOCACY

TENANT INFOLINE

LEGAL WORKSHOPS / WEBINARS

MULTILINGUAL / PLAIN LANGUAGE PUBLICATIONS

WEBSITE

ONLINE COURSE
Q: What do I have to do to get my security deposit back at the end of my tenancy?

First, provide your landlord with your forwarding address in writing for where your deposit can be sent. As is the case with giving notice, your landlord should ask you to provide a forwarding address a reasonable amount of time before you leave so they can make arrangements to send your deposit back at the end of your tenancy.
CONTACT TRAC

www.tenants.bc.ca
www.RentingItRight.ca
(604) 255-3099
(604) 255-0546
1 (800) 665-1185
@tracbc
@trac_bc
@trac_bc
WHAT IS THE RESIDENTIAL TENANCY BRANCH (RTB)?

Government department in charge of residential tenancy law in BC.

Phone service

Website Resources

Dispute Resolution Service BC Centres across the province act as extensions of the RTB.

Only one RTB office in BC, located in Burnaby.

400-5021 Kingsway

☞ servicebc.gov.bc.ca/locations
WHAT IS

RESIDENTIAL TENANCY LAW?

Tenancy laws in BC are different than tenancy laws in other parts of the world.

You cannot avoid or contract out of the Residential Tenancy Act.

You cannot enforce “unconscionable” terms that are oppressive or grossly unfair.
Are you covered by the **Residential Tenancy Act**?

Not everyone who rents their home is a “TENANT” according to the *Residential Tenancy Act*.
You are NOT a “tenant” under the Residential Tenancy Act if you:

- **SHARE** a kitchen or bathroom with the OWNER of the property (e.g. home stay program)
- **RENT** from another tenant as their “occupant/roommate”
- **LIVE IN:**
  - co-operative housing
  - student housing provided by your school
  - emergency shelter or transitional housing
  - vacation or travel accommodation
KEY TENANT RIGHTS

- Verbal tenancies covered (but not recommended)
- Illegal secondary suites covered (but be careful)
- All evictions can be challenged
- Timely return of deposits
- Limited Rent Increases
- Quiet Enjoyment
- Housing Suitable for Occupation
For years, landlords used “vacate clauses” to circumvent rent controls and arbitrarily evict tenants.

No more “vacate clauses”, except in limited circumstances:
- sublet, or
- landlord moving in to the rental unit

This change is RETROSPECTIVE.
According to section 10 of the *BC Human Rights Code*, a landlord cannot discriminate against a tenant due to their:

- race, colour, ancestry, place of origin, religion, marital status, family status, physical or mental disability, sex, sexual orientation, age (if 19 or older), or lawful source of income.

**BC Human Rights Clinic:** 1-855-685-6222 or [www.bchrc.net](http://www.bchrc.net).
Questions?