



The *Residential Tenancy Act* is the provincial legislation that outlines tenant rights, including those that apply when rental housing is being redeveloped. Richmond tenants living in purpose-built market rental units that are being redeveloped¹ may qualify for additional assistance through Richmond's Market Rental Policy (adopted in 2018). **It is important to note that single family homes, secondary or basement suites in single family homes, duplexes, multi-plexes, townhouse or apartment units that an owner chooses to make available in the secondary rental market are not subject to Richmond Tenant Protections and Relocation Assistance.**

Tenant Protections (through the *Residential Tenancy Act*)

The provincial *Residential Tenancy Act* outlines the rights of tenants who live in market rental housing that is being demolished and redeveloped. These protections are outlined in the bullet points below.

Four Months' Notice

- Tenants with month-to-month leases must be given four months' written notice to vacate their unit.

Right to Dispute Notice

- Tenants may apply to dispute a notice to end tenancy within 30 days of receiving written notice.
- To dispute their notice, tenants may apply for dispute resolution at the Residential Tenancy Branch. The Residential Tenancy Branch may be contacted by phone at 604-660-1020, or by e-mail at HSRTO@gov.bc.ca.

Relocation Assistance (through the City of Richmond's Market Rental Policy)

The City of Richmond's Market Rental Policy, which only applies to purpose-built market rental units (see first paragraph) advises developers to provide assistance to displaced tenants. The policy intends to offer displaced tenants the following:

Relocation Assistance

- All tenants who have lived in the purpose-built market rental unit for at least 1 year are offered:
 - Relocation assistance to help find alternative housing that meets the following criteria:
 - located in Richmond, or in another location of the tenant's choice
 - rental rates that are no more than average rents for Richmond
 - Three months' free rent or lump sum equivalent at the discretion of the tenant.

Right of First Refusal

When the property has been redeveloped, displaced tenants have different options depending on whether the property is redeveloped into market rental housing or condominium apartments.

If a purpose-built market rental unit is redeveloped into market rental housing:

- All displaced tenants are offered the right-of-first refusal to move into the new building at below market rental rates. Rental rates are based on the City's Low End Market Rental (LEMR) unit rates which are set at 10% below average market rents.

If a purpose-built market rental unit is redeveloped into a condominium building:

- All displaced tenants are offered the right-of-first-refusal to purchase a strata unit at a 5% discount from market prices.

Contact

All Richmond tenants seeking information related to tenant protects are encouraged to contact the Residential Tenancy Branch at 604-660-1020, or by e-mail at HSRTO@gov.bc.ca.

For tenants that are affected by redevelopment of a purpose-built market rental unit as outlined in the City of Richmond's Market Rental Policy, please contact communityplanning@richmond.ca.

¹ This factsheet only applies to situations where tenancy is ended due to redevelopment, it does not apply when tenancy is ended for the purpose of building or unit renovation. In these cases, the tenant should refer to the *Residential Tenancy Act*, which outlines the terms that apply to ending a tenancy due to renovation.