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Important Residential Tenancy Act revisions

The government has introduced revised residential tenancy legislation that promises to streamline regulations, strengthen protections for landlords and tenants, and help revive investment in the rental housing market.

Highlights of the new plain language legislation include:

- Landlords will now have a simpler formula to calculate rent increases, which will be limited to three to four per cent per year, plus a consumer price index adjustment. Landlords will be able to carry forward rent increases.
- Landlords and tenants will be required to conduct joint inspections before tenants move in and out, and to sign a report that describes the condition of the rental unit, to reduce deposit disputes.
- Landlords will be able to evict tenants for illegal activities, such as marijuana grow operations, that have caused or are likely to cause damage or affect the safety and well-being of the landlord or other tenants.
- Landlords will have the right to decide whether to allow pets and will be permitted to collect an

added damage deposit to cover damage that might be caused by pets.

The government has also introduced the Manufactured Home Park Tenancy Act to deal with the unique needs of landlords of manufactured home parks and tenants who usually own their home but rent the site on which their home sits.