

Rent After Rehabilitation or Extensive Renovations

Estimate of Rent After Rehabilitation or Extensive Renovations

When a landlord applies to the Residential Tenancies Branch for approval of a rehabilitation scheme, the landlord must give the tenants who will be affected by the scheme a **Notice to Tenant – Rehabilitation Scheme for All or Part of a Residential Complex** ([Form 6](#)). On the notice, the landlord must give the tenant an estimate of the rent the landlord plans to charge once the rehabilitation is complete.

When a landlord gives a tenant notice to move for extensive renovations, the landlord must give the tenant a **Notice of Termination by Landlord (For extensive renovations)** ([Form 11C](#)). Tenants who receive notice to move because of renovations have the right of first refusal to rent their unit after the renovations are done. Tenants who want to exercise a right of first refusal must let the landlord know before they move out. To allow tenants to decide if they will be able to afford the rent the landlord will charge after the renovations, the landlord must include an estimate of the new rent on the notice to move.

If, in either case, the estimated rent causes tenants to move or discourages them from exercising a right of first refusal and the landlord does not re-rent the unit at a rent that is more than 90% of the estimated amount within two months, the tenant can apply to the Branch for compensation from the landlord for moving and other expenses. The Branch may also issue a notice of administrative penalty against a landlord in these circumstances.