



Condition Reports

A condition report is a written, detailed description of the condition of a rental unit when the tenant moves in and out. It is not required by law, unless either the landlord or tenant asks that one be done. A condition report can help protect both the interests of the landlord and the tenant.

In the Residential Tenancies Regulation, there is a prescribed form for a condition report. The Branch provides a sample copy of this form. Some stationery stores also sell the forms. Many landlords create their own condition reports.

When should the condition report be done?

A landlord or tenant can ask that a condition report be done when the tenant moves in, and again when they move out. A condition report should also be done when a unit is sublet or assigned. Either a landlord or a tenant may ask that a condition report be completed if a tenant moves a pet into the unit during a tenancy.

Who should do the condition report?

A landlord and tenant should carefully check or inspect the premises together. Any damages like scratches or burns should be written down on the form. The landlord and tenant should sign and date the condition report and each should have a copy.

Moving out

When the tenant moves out, the landlord and tenant should go through and check the unit together. Damages that were not there when the tenant moved in should be listed on the condition report. The landlord and tenant should date and sign this last report and each should keep a copy. The landlord and tenant can also use a condition report to make an agreement on the refund of a security deposit.

For more information:

This fact sheet is only a brief explanation. For more information on condition reports, please contact the Residential Tenancies Branch.

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This information is available in multiple formats upon request.