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The Residential Tenancies Branch

FACT SHEET

Tenants – What to expect if the building you live in is being turned into condominiums

If your landlord decides to convert your residential building into a condominium complex, you must receive legal notices from the landlord.

What you can expect first:

If your landlord has decided to convert the complex:

- Your landlord must give you **notice** of the proposed registration of declaration. This notice will tell you that your landlord plans to change the complex to condominiums. You must get this notice at least six months before the landlord registers the condominium declaration at Land Titles.
- Your landlord must also give you notice of the registration of declaration. This notice will tell you that your landlord has registered the building and about your **right of tenure**.

What is a right of tenure?

A right of tenure is the amount of time you can stay living in a unit after it has been changed to a condominium. After the landlord has registered a declaration, tenants have two choices about continuing to live in the rental unit:

- You have the right to choose to continue living in your rental unit for at least two years from the date you get the notice of registration of the declaration.
OR
- You have the right to choose to continue living in your rental unit the length of time you have lived in the rental unit on the date you get that notice.

As a tenant, your right of tenure is whichever is longer.

For example:

- If you moved into the building six years before the date the landlord registered the building as a condominium, you could stay in the unit for at least six more years.
- If you moved into the building five months before the date the landlord registered the building as a condominium, you could stay in the unit for at least two years.

If you are a new tenant who moves in after the building is registered as a condominium, your landlord must tell you the building is registered. If your landlord doesn't tell you the building is registered as a condominium, you get a right of tenure for two years from the date you find out the building is registered.

If you have right of tenure, your landlord can't give you notice to move out during your tenure for any reason except cause (ex: not paying rent, damaging property).

Selling the units:

If your landlord plans to sell the units in your building, you must be offered the first chance to buy your unit. You must be offered the unit at the same price it would be sold to the public. If you don't buy the unit, your landlord still has the right to put it up for sale. Someone may want to buy your unit as an investment. If you have a right of tenure, you can't be given notice to move out during your tenure for any reason except cause (even if the unit is sold).

If your unit is sold, the new owner must:

- rent to you, as the current tenant
- honour all existing terms, benefits and obligations of your existing tenancy agreement

If you have any questions about condominium conversions or you receive a notice to move out and you are not sure of your rights, contact your nearest Residential Tenancies Branch for more information.