

COMMUNITY LEGAL ADVOCACY CENTRE

ABBOTSFORD ACCESS APRIL 15, 2026



WE PROVIDE ASSISTANCE WITH:

Income Assistance/Ministry of Social Development
and Poverty Reduction

Canada Pension Plan

Employment Insurance

Residential Tenancy Matters for Tenants

Canada Revenue Agency

RESIDENTIAL TENANCY

Applications to the RTB (Residential Tenancy Branch) for Dispute Resolution

Representation at Dispute Resolution Hearings

Correspondence between tenants and landlords

Return of Damage Deposits

Compensation for Wrongful Evictions

WHO THE RESIDENTIAL TENANCY ACT DOES NOT APPLY TO

- ▶ living accommodation where the tenant shares kitchen or bathroom facilities with the owner of the accommodation,
- ▶ people living in accommodations owned or operated by educational institutions if the institution provides the accommodation to its students or employees,
- ▶ if you live in a housing co-op and are a member of the co-op,
- ▶ commercial tenancies,
- ▶ vacation or travel accommodation,
- ▶ people in jail,
- ▶ emergency and transitional housing
- ▶ living accommodation rented under an agreement with a term of 20 years or more, or
- ▶ people living in care facilities that fall under the *Community Care and Assisted Living Act* [4], the *Continuing Care Act* [5], the *Hospital Act* [6], or the *Mental Health Act* [7].

NOTICE TO END TENANCY FOR TENANTS

- ▶ Tenants notice to end tenancy must be received:
 - ▶ At least one month before the effective date of the notice.
 - ▶ Before the day that rent is due
 - ▶ It must be received by the Landlord in person, by posting the notice to the Landlords door (at least 3 days before the last day of the month) or by mail at least 5 days before the last day of the month



NOTICE TO END TENANCY FOR LANDLORDS

- ▶ There are multiple reasons why a Landlord can end a tenancy (they must be on the proper Notice to End Tenancy forms)
 - ▶ 10 day notice for Non payment of rent
 - ▶ 1 month notice for cause (illegal activity, extraordinary damage to the unit, jeopardized the safety and right of other Tenants or Landlord) or end of employment
 - ▶ 2 month notice for when a Tenant no longer qualifies for subsidized housing.
 - ▶ 3 month for purchaser occupancy of rental unit
 - ▶ 3 month notice for Landlord occupancy of rental unit
 - ▶ 4 month notice for demolition or conversion of a rental unit.
 - ▶ 4 month notice for converting rental unit for use of caretaker
 - ▶ 4 month notice for Major Renovations
 - ▶ 12 month notice for conversion on manufactured home park

EVICTON NOTICES LANDLORD HAS TO APPLY TO RTB'S WEB PORTAL FIRST

- ▶ 3 month for purchaser occupancy of rental unit
- ▶ 3 month notice for Landlord occupancy of rental unit
- ▶ 4 month notice for converting rental unit for use of caretaker
- ▶ 4 month notice for Major Renovations
- ▶ 4 month notice for caretaker use

Residential Tenancy Branch Dispute Resolution

- ❑ All applications for Dispute Resolution are completed online.
- ❑ Fee for filing is \$100.
- ❑ Fee Waiver for low income individuals.
- ❑ Maximum allowable rent increase for 2026 is 2.3%



THANK YOU

**Community Legal Advocacy Centre
Abbotsford / Mission: Monday to Friday**

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