

RESOURCES FOR TENANTS



District of Saanich Tenant Assistance Policy (TAP)

The Tenant Assistance Policy (TAP) is a District of Saanich Council policy that requires support for tenants who are being evicted because of redevelopment or major renovations. Under this policy, some development applications must include a Tenant Assistance Plan, describing how tenants will be supported and compensated through the process of finding and moving to new homes if the application is approved.

This document provides an overview of the policy, the Tenant Assistance Plan, and your rights as a tenant in this situation. Also included is a list of resources that may be helpful when considering your options.

British Columbia's Residential Tenancy Act (RTA)

The *BC Residential Tenancy Act (RTA)* legally determines when and how notice to end tenancy may be served, among other things related to residential tenancies. The TAP is intended to add a level of protection for tenants on top of what the *RTA* requires, in situations where development leads to tenant displacement.

As of June 2023, these are your legal rights as per the *RTA* in cases where rental units are being demolished or substantially renovated:

- All necessary permits and approvals must be in place before giving tenants notice to end tenancy.
- Four months' notice to end tenancy for demolition, conversion, or substantial renovation of rental units, and one month's rent compensation.
- To end a tenancy for substantial renovations, the landlord must first have approval from the *Residential Tenancy Branch*. When a landlord ends a tenancy for substantial renovations or repairs in a rental building with 5 or more units, tenants have a right of first refusal to return after the work is complete. For more information about "renovictions", see <https://www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies/ending-a-tenancy/renovictions>.

If you have questions regarding your legal rights as a tenant, please review the *Residential Tenancy Branch* website or contact them directly:

- <https://www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies>
- **Phone: 250-387-1602**

Who to contact about TAP

For questions related to the Tenant Assistance Plan for your building, please contact the assigned Tenant Relocation Coordinator for the project.

For other questions regarding the development application, or general questions about the TAP, please contact District of Saanich Planning Department:

- **Email: planning@saanich.ca**
- **Phone: 250-475-5471**

Frequently Asked Questions

1	What support am I entitled to?
	<p>The following types of support must be included in the Tenant Assistance Plan:</p> <ul style="list-style-type: none">• Tenant Relocation Coordinator• Regular project updates and other communications• Relocation Assistance (help with finding new housing)• Right of First Refusal (an offer to return to the building if new or renovated rental units are included in the development)• Moving expenses and assistance• Rent compensation, based on length of tenancy• Additional assistance as needed <p>After District of Saanich approval, the developer must share the Tenant Assistance Plan with all eligible tenants. The full requirements can be found in the Tenant Assistance Policy.</p>
2	Are all tenants on the property included in the Tenant Assistance Plan?
	<ul style="list-style-type: none">• The Tenant Assistance Plan must include all those who are renting a unit on the site on the date when the application for rezoning is being submitted to the District of Saanich.• Tenants who move in after this date must be made aware by their landlord that a development proposal is in progress before they sign a lease, and there is no requirement to include those tenants in the Tenant Assistance Plan.• Support is provided on a dwelling unit basis.
3	When will I have to move?
	<ul style="list-style-type: none">• The type of development process where the TAP applies generally takes several months and may take more than a year. By law, tenants cannot be given notice to vacate until all necessary permits related to the demolition or renovations are in place.• Because the timing of the development process can be unpredictable, the Tenant Relocation Coordinator will not help tenants look for alternative housing until the development application has been approved by Saanich Council.• Eligible tenants who choose to search for alternative housing on their own and move earlier in the process are still entitled to the support listed in the Tenant Assistance Plan, such as rent compensation and moving assistance.• As per the TAP, the developer must give tenants regular updates on project progression, to help them plan ahead.

Contacts and Resources

Free legal advice, info and support	Contact info
TRAC Tenant Resource & Advisory Centre	https://tenants.bc.ca/ Tenant Infoline: 1-800-665-1185
TAPS Together Against Poverty Society	https://www.tapsbc.ca/residential-tenancy Phone: 250-361-3521
BC Residential Tenancy Branch	https://www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies Phone: 250-387-1602
Affordable or Subsidized Housing	Contact info
BC Housing Rental Assistance, Subsidized Housing, Accessible Home Adaptations, and more.	To apply for any BC Housing Subsidized Housing, visit: https://www.bchousing.org/housing-assistance/rental-housing/subsidized-housing To explore other BC Housing options: https://www.bchousing.org/housing-assistance Phone: 1-800-257-7756
CRHC Capital Regional Housing Corporation Affordable Housing in the CRD	https://www.crd.bc.ca/crhc/applying-for-housing Phone: 250-388-6422
CoolAid Supportive Housing, Seniors Housing, Affordable Housing, and more	https://coolaid.org/how-we-help/housing/ Email: society@coolaid.org Phone: 250-383-1977
Co-operative Housing Federation of BC Find a Housing Co-operative	https://www.chf.bc.ca/find-co-op/ Phone: 250-384-9444 Email: info@chf.bc.ca
M'Akola Housing Society Affordable Housing for Indigenous Families	http://makola.bc.ca/ Phone: 1-877-384-1423 Email: applications@makola.bc.ca
Pacifica Housing Affordable and Subsidized Housing	https://pacificahousing.ca/apply-for-housing.php Phone: 250-385-2131
Threshold Housing Society Safe housing and support services for youth and young adults ages 15 to 24	https://www.thresholdhousing.ca/find-housing/ Phone: 250-383-8830 Email: assist@thresholdhousing.ca