
Fifth Session, Forty-second Parliament
2 Charles III, 2024
Legislative Assembly of British Columbia

BILL M 201

**RESIDENTIAL TENANCY
AMENDMENT ACT, 2024**

Ms. Sonia Furstenau

Explanatory Note

CLAUSE 1: *[Residential Tenancy Act, section 43.2]* prohibits landlords from increasing the rent charged for a rental unit that has become vacant to an amount that is more than would be authorized under the *Residential Tenancy Act* if the vacant unit had remained occupied by the same tenant.

BILL M 201 – 2024

RESIDENTIAL TENANCY AMENDMENT ACT, 2024

HIS MAJESTY, by and with the advice and consent of the Legislative Assembly of the Province of British Columbia, enacts as follows:

1 Part 3 of the Residential Tenancy Act, S.B.C. 2002, c. 78, is amended by adding the following section:

Prohibition on rent increase if unit becomes vacant

43.2 If a rental unit rented under a tenancy agreement becomes vacant, the landlord must not require an amount of rent payable in respect of the unit that is greater than the amount that the landlord could have required under this Act had the unit not become vacant and continued to be rented by the tenant who caused the vacancy.

Commencement

2 This Act comes into force on the date of Royal Assent.