PROVINCE OF BRITISH COLUMBIA

ORDER OF THE LIEUTENANT GOVERNOR IN COUNCIL

Order in Council No. 130 *, Approved and Ordered* April 7, 2026

~~*Lieutenant Governor*~~
Administrator

Executive Council Chambers, Victoria

On the recommendation of the undersigned, the ~~Lieutenant Governor~~ *Administrator*, by and with the advice and consent of the Executive Council, orders that the Residential Tenancy Regulation, B.C. Reg. 477/2003, is amended as set out in the attached Appendix.

Minister of Housing and Municipal Affairs

Presiding Member of the Executive Council

(This part is for administrative purposes only and is not part of the Order.)

Authority under which Order is made:

Act and section: *Residential Tenancy Act*, S.B.C. 2002, c. 78, s. 97

Other: OIC 1239/2003

R10919596

APPENDIX

1 The Residential Tenancy Regulation, B.C. Reg. 477/2003, is amended by adding the following heading before section 1:

Division 1 – Definitions and Interpretation .

2 Section 1 is amended

(a) in subsection (1) by adding the following definition:

"specified agreement", in relation to a rental unit, means a housing agreement under section 483 *[housing agreements for affordable housing and special needs housing]* of the *Local Government Act* or section 565.2 *[housing agreements for affordable housing and special needs housing]* of the *Vancouver Charter*, if the terms and conditions of the housing agreement that apply to the rental unit restrict

(a) the availability of the rental unit to certain classes of persons identified in the agreement, and

(b) the rent, or the formula for calculating the rent, that may be charged for the rental unit; ***, and***

(b) by adding the following subsections:

(3) For the purposes of section 6 (3) (b) *[unenforceable term]* of the Act, a term of a tenancy agreement is "unconscionable" if the term is oppressive or grossly unfair to one party.

(4) For the purposes of the definition of "public housing body" in section 49.1 (1) *[landlord's notice: tenant ceases to qualify for rental unit]* of the Act, the following persons and organizations are prescribed:

(a) the British Columbia Housing Management Commission;

(b) the Canada Mortgage and Housing Corporation;

(c) the City of Vancouver;

(d) the City of Vancouver Public Housing Corporation;

(e) the Metro Vancouver Housing Corporation;

(f) the Capital Region Housing Corporation;

(g) any housing society or non-profit municipal housing corporation that has an agreement regarding the operation of residential property with the following:

(i) the government of British Columbia;

(ii) the British Columbia Housing Management Commission;

(iii) the Canada Mortgage and Housing Corporation;

(iv) a municipality;

(v) a regional district;

(h) any housing society or non-profit municipal housing corporation that previously had an agreement regarding the operation of residential property

with a person or body listed in paragraph (g), if the agreement expired and was not renewed;

(i) any owner of one or more rental units that are subject to the terms and conditions of a specified agreement.

3 The following heading is added before section 1.2:

Division 2 – Exemptions .

4 Section 2 is repealed and the following substituted:

Exemption from provisions of the Act for certain rental units operated by public housing bodies

2 (1) Rental units operated by the public housing bodies set out in section 1 (4) (a) to (h) are exempt from the following sections of the Act if the rent of the rental units is related to the tenant's income:

(a) section 34 (2) *[assignment and subletting – landlord consent]*;

(b) section 41 *[rent increases]*;

(c) section 42 *[timing and notice of rent increases]*;

(d) section 43 *[amount of rent increase]*.

(2) Section 49.1 *[landlord's notice: tenant ceases to qualify for rental unit]* of the Act does not apply to the rental units operated by the public housing bodies set out in section 1 (4) (i) of this regulation if the rental units are not subject to the terms and conditions of a specified agreement.

5 Section 2.1 is amended by adding the following subsection:

(5) Supportive housing rental units are exempt from the following sections of the Act:

(a) section 28 *[protection of tenant's right to quiet enjoyment]*;

(b) section 29 *[landlord's right to enter rental unit restricted]*;

(c) section 30 (1) (b) *[tenant's right of access protected]*.

6 Sections 3 and 3.1 are repealed.

7 The following heading is added before section 4:

Division 3 – Matters Relating to Interest, Fees and Costs .

8 Section 13 is amended

(a) in subsection (1) by adding ", subject to this section,***" after "***A landlord must***",***

(b) in subsection (1.1) by striking out "schedule***" and substituting "***Schedule***",***

(c) by adding the following subsection:

(1.2) A landlord is not required to include section 2 *[security and pet damage deposit]* of the Schedule in a tenancy agreement if the landlord does not require payment of either of the following:

(a) a security deposit;

(b) a pet damage deposit. ***, and***

(d) by repealing subsection (2) and substituting the following:

(2) A landlord is not required to include sections 6 *[rent increase]* and 7 *[assign or sublet]* of the Schedule in a tenancy agreement if, under section 2 (1) *[exemption from provisions of the Act for certain rental units operated by public housing bodies]* of this regulation, the rental unit is exempt from the sections of the Act referred to in that section.