

Legally speaking...

Did you know?

March 2009

COMMON PROBLEMS WITH LANDLORDS

As a tenant under the Residential Tenancy Act (RTA), your landlord has the duty to follow the regulations as set out in that Act. Below are some common infractions of the RTA by landlords. These actions are illegal, and you can fight them through the process of dispute resolution.

Quick Evictions

The landlord must serve you with a notice to end a residential tenancy. The earliest you have to leave is 10 days after you have received the notice. If the landlord refuses to obey the regulations in the RTA, you can apply for an interim order from an arbitrator. This will allow you to stay in your suite until a legal eviction notice has been served.

Seizure of Goods

The landlord can apply for an order of possession if you do not dispute the eviction notice. The order allows the landlord to hire a bailiff to remove you and your belongings. This can happen in a day or two. If a bailiff

takes your things you may have to pay all the money you owe, plus the bailiff's fees, before you get anything back.

Illegal Entry

The RTA states that a landlord must give you notice or have your permission to enter your suite. The notice must be either written and served 24 hours prior to the entry, or a knock at the door with your verbal permission to enter, is sufficient.

For More Information

Residential Tenancy
Branch: **604-660-1020**
or **1-800-665-8779**
TRAC hotline: **604-255-0546**
or **1-800-665-1185**
Dial-a-Law:
Lower Mainland **604-687-4680**
B.C. **1-800-565-5297**

