

Renting Residential Property: What Tenants Need to Know

BC Financial Services Authority

is the legislated regulatory agency that works to ensure real estate professionals have the skills and knowledge to provide you with a high standard of service. All real estate professionals must follow rules that help protect consumers, like you. We're here to help you understand your rights as a real estate consumer.

Keep this information page for your reference.

Real estate professionals have a regulatory requirement to present you with this consumer information before providing services to you.

This information from BC Financial Services Authority explains the role of a real estate professional when you are considering renting a property.

The real estate professional who gave you this form represents the owner of this residential rental property.

While this real estate professional can provide some limited services to you as a prospective tenant of this rental property, they owe a duty of loyalty to the owner, and are working for the owner's best interests.

This form sets out what this real estate professional can and cannot do for you as a prospective tenant in relation to this rental property.

THEY CANNOT:

- ✗ give you advice on terms and conditions to include in a tenancy agreement
- ✗ negotiate on your behalf
- ✗ share any of the owner's confidential information with you

THEY CAN:

- ✓ share statistics and general information about the rental property market
- ✓ provide you with standard forms and contracts such as a rental application and/or tenancy agreement
- ✓ show the property
- ✓ assist you to fill out a tenancy agreement
- ✓ communicate your messages and present your offers to their client

Because this real estate professional is working in the owner's best interests, they have a duty to share important information with the owner if disclosed by you including, for example: your motivations, your financial qualifications, and your preferred terms and conditions.

Find information about the rights and responsibilities of tenants and landlords from:

- BC Residential Tenancy Branch: gov.bc.ca/landlordtenant
- Tenant Resource & Advisory Centre: tenants.bc.ca

As a prospective tenant you should consider seeking independent professional advice about renting property.

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DISCLOSURE FOR RESIDENTIAL TENANCIES

This is a required disclosure form in compliance with sections 54 and 55 of the Real Estate Services Rules. The real estate professional must present the Renting Residential Property: What Tenants Need to Know information page to you along with this disclosure form.

REAL ESTATE PROFESSIONAL DISCLOSURE DETAILS

I disclose that I represent the owner of this rental property. I cannot represent you or act on your behalf.

Name

Team name and members. *The duties of a real estate professional as outlined in this form apply to all team members.*

Brokerage

Signature

Date

Rental property address

Notes:

CONSUMER ACKNOWLEDGMENT:

This is NOT a contract

I acknowledge that I have received the **Renting Residential Property: What Tenants Need to Know** consumer information page and this disclosure form.

I understand that the real estate professional named above is not representing me as a client or acting on my behalf in this transaction.

Name (optional)

Name (optional)

Initials (optional)

Date

Initials (optional)

Date

A copy of this disclosure is not required to be provided to BC Financial Services Authority unless it is specifically requested.

Tenancy Application



202-2403 Marine Drive
West Vancouver, B.C.
Office: 604-926-6011

I / We, the undersigned herein also known as the applicant hereby offer to rent residential premises in British Columbia known as:

Suite No.: _____ Property Address: _____

Monthly Rent of \$ _____ Desired Tenancy Length _____

Desired Start Date: _____

Please acknowledge you have received and read the **Disclosure of Representation in Trading Services**, and sign the document. Refer to pages 5 to 8 in this document.

A SEPARATE APPLICATION IS REQUIRED FOR EACH ADULT

Last Name		First Name		Middle	
Date of Birth			Cell Phone Number		
Home Phone Number					
E-mail Address:					

Full names of OTHER ADULT persons (age 19 or older) to occupy premises:

NAME AGE NAME AGE

Full names of all MINOR tenants (age 19 or younger) to occupy premises:

NAME AGE NAME AGE

NAME AGE NAME AGE

TOTAL NUMBER OF ALL PERSONS IN THIS TENANCY WILL BE: _____

PREVIOUS HOUSING INFORMATION:

Present Address		City	Prov.	Postal Code
Length at Current Address	Rent	Building Manager / Number		
Reason for Moving				
Previous Address		City	Prov.	Postal Code
Length at Address	Rent	Building Manager / Number		
Reason for Moving				
Previous Address		City	Prov.	Postal Code
Length at Address	Rent	Building Manager / Number		
Reason for Moving				

EMPLOYMENT INFORMATION:

Job Title		Employer (Company)	
Employer Address			Years at Company
Name of Supervisor		Employer Phone Number	
Previous Employer		Job Title	
Employer Address			Years at Company
Name of Supervisor		Employer Phone Number	

PET INFORMATION:

How many pets?	Type & Breed of Pet?
Age of Pet?	Any past issues with pets in home?

REFERENCES:

Name	Relationship
Address	Phone Number

Name	Relationship
Address	Phone Number

Consent for the purposes of determining whether my/our application for tenancy is acceptable, I/we hereby consent **ROYAL LEPAGE SUSSEX MANDER GROUP** to obtain credit/personal information reports on me/us (including spouse) from one or more consumer reporting agencies or from other sources of such information. I/we authorize the reporting agencies and other persons to disclose information on me/us to the landlord or landlord's authorized agent. This application is the property of **ROYAL LEPAGE SUSSEX MANDER GROUP** and the landlord. It will not be returned under any circumstances.

Dated at _____ B.C., the _____ day of _____, 20_____

Applicant's Signature: _____

Landlord(s) Authorized Agent:	DIANA MANDER ROYAL LEPAGE SUSSEX MANDER GROUP
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