



BRITISH COLUMBIA

August 13, 2024

Reference: 69171

Rebecca Casey
President
Canadian Mortgage Brokers Association of British Columbia
900-2025 Willingdon Avenue
Burnaby BC V5C 0J3
Email: c/o sajjid@impactcanada.com

Dear Rebecca Casey:

Thank you for your correspondence of July 10, 2024, regarding how the new notice to end tenancy requirements will impact homebuyers. I appreciate you and the Canadian Mortgage Brokers Association of British Columbia (CMBA-BC) sharing your concerns about the challenges these changes pose to the real estate industry, specifically first-time homebuyers.

As you are aware, on July 18, 2024, the Province amended the Residential Tenancy Regulation (the Regulation) to require landlords to give tenants four months' notice, instead of two months, when evicting for landlord or purchaser use. The amount of time a tenant had to dispute the notice was also increased from 15 to 30 days.

In response to feedback from your organization, realtors, and members of the public, on August 1, 2024, the Province announced that it will be amending the Regulation to require a three-month notice period (down from four months) and will give tenants 21 days to dispute the notice (down from 30 days) when a landlord issues a notice to end tenancy for purchaser's use of the rental unit. These changes will take effect on August 21, 2024.

This change aims to strike a balance between ensuring renters have enough time to find new housing when they are evicted for purchaser's use while also ensuring first-time homebuyers can successfully purchase and live in their homes, including by taking advantage of programs offered by Canada Mortgage and Housing Corporation (CMHC). I trust that these amendments will address your concerns related to the notice period.

Page 1 of 2

Rebecca Casey
Page 2 of 2

Thank you again for writing and for your advocacy on behalf of BC's real estate industry.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ravi Kahlon', written in a cursive style.

Ravi Kahlon
Minister of Housing