

# Five ways to protect yourself as a landlord

*British Columbia has laws that protect landlords and tenants. Whether you are renting out one apartment or a hundred, you can prevent a lot of problems and make sure that you are a successful landlord by obeying the rules set out in the Residential Tenancy Act.*

## 1. Choosing tenants

It's a good idea to ask potential tenants to fill in an application form, such as those prepared by the Residential Tenancy Branch or landlord organizations. The time you take choosing tenants is worth it if it means you find a tenant who will respect your property and pay the rent on time.

## 2. Provide a written tenancy agreement

The Residential Tenancy Branch and landlord organizations have blank tenancy agreements that clearly set out what is expected of the tenant and the landlord. If you use a proper form, it can prevent misunderstandings. Also, the law says you must provide the tenant with a copy of the written tenancy agreement.

## 3. Do move-in and move-out inspections

You should inspect the property with your tenants before they move in and when they move out. If your tenants damage the property, and you did not inspect the property before they left, you can lose the right to claim the security deposit.

## 4. Make repairs

If you do not make repairs to the property promptly, your tenants can get a reduction in the monthly rent. Also, your tenants may be able to get a rent reduction for other reasons, such as disturbances that disrupt their quiet enjoyment of the property. You can protect yourself by knowing your duties as a landlord.

## 5. Find out about your rights and responsibilities!

What seems fair to you may be against the law. Find out what the law says before things get too complicated. The Residential Tenancy Branch has publications in several languages at: [www.rto.gov.bc.ca](http://www.rto.gov.bc.ca). For more help, you can join a landlord group, such as the BC Apartment Owners and Managers Association at [www.bcapartmentowners.com](http://www.bcapartmentowners.com) or the Rental Owners and Managers Society at: [www.suites-bc.com](http://www.suites-bc.com).



**Website (multilingual):**  
[www.tenants.bc.ca](http://www.tenants.bc.ca)



This Project is made possible through funding from the Government of Canada and the Province of British Columbia