

RESOURCES FOR TENANTS



District of Saanich Tenant Protection Bylaw (TPB)

The Tenant Protection Bylaw (TPB) is a District of Saanich bylaw that requires support for tenants who are facing eviction because of re-development. If the application is approved, the TPB requires applicants to provide a Tenant Assistance Plan detailing how tenants will be supported and compensated in the process of finding and moving to new homes.

This document provides an overview of the TPB, the Tenant Assistance Plan, your tenant rights in this situation, and a list of resources that may be helpful when considering your options.

British Columbia's *Residential Tenancy Act (RTA)*

The *BC Residential Tenancy Act (RTA)* legally determines when and how notice to end tenancy may be served. In situations where development leads to tenant displacement, the TPB is intended to add a level of protection for tenants above and beyond what the *RTA* requires.

As of January 2026, in cases where rental units are being demolished or substantially renovated, per the *RTA*, as a tenant, these are your legal rights:

- All necessary permits and approvals must be in place prior to giving tenants notice to end tenancy.
- Four months' notice to end tenancy for demolition, conversion, or substantial renovation of rental units, and one month's rent compensation.
- [To end a tenancy for substantial renovations](#), the landlord must first have approval from the *Residential Tenancy Branch*. When a landlord ends a tenancy for substantial renovations or repairs in a rental building with 5 or more units, tenants have a Right of First Refusal to return after the work is complete.

If you have questions regarding your legal rights as a tenant, please review the [Residential Tenancy Branch website](#) or contact them directly by phone at: 250-387-1602.

Who to contact about Tenant Assistance

For questions about Tenant Assistance for your building, please contact the assigned Tenant Relocation Coordinator for the project. You should have been given this information from your landlord.

For other questions regarding the development application, or general questions about the Tenant Protection Bylaw, please contact the District of Saanich Planning Department by email or phone.

- Phone: 250-475-5471
- Email: planning@saanich.ca

Frequently Asked Questions

What support am I entitled to?

The following types of support must be included in the Tenant Assistance Plan:

- Tenant Relocation Coordinator
- Regular project updates and other communications
- Relocation Assistance (help with finding new housing)
- Right of First Refusal (an offer to return to the building if new or renovated rental units are included in the development)
- Moving expenses and assistance
- Rent compensation, based on length of tenancy
- Additional assistance as needed

After District of Saanich approval, the developer must share the Tenant Assistance Plan with all eligible tenants. Full requirements can be found in the Tenant Protection Bylaw.

Are all tenants on the property included in the Tenant Assistance Plan?

- The Tenant Assistance Plan must include all those who are renting a unit on the site on the date when the application for rezoning or development permit application is being submitted to the District of Saanich.
- Tenants who move in after this date must be made aware by their landlord that a development proposal is in progress before they sign a lease, and there is no requirement to include those tenants in the Tenant Assistance Plan.
- Support is provided on a dwelling unit basis.

When will I have to move?

- The type of development process where the TPB applies generally takes several months and may take more than a year. By law, tenants cannot be given notice to vacate until all necessary permits related to the demolition are in place.
- Because the timing of the development process can be unpredictable, the Tenant Relocation Coordinator will not help tenants look for alternative housing until the development application has been approved by Saanich staff.
- Eligible tenants who choose to search for alternative housing on their own and move earlier in the process are still entitled to the support listed in the Tenant Assistance Plan, such as rent compensation and moving assistance.
- As per the Tenant Protection Bylaw, the developer must give tenants regular updates on project progression, to help them plan in advance.

Contacts and Resources

Free legal advice, information and support	Contact Information
<u>TRAC Tenant Resource & Advisory Centre</u>	Tenant Infoline: 1-800-665-1185
<u>TAPS Together Against Poverty Society</u>	Phone: 250-361-3521
<u>BC Residential Tenancy Branch</u>	Phone: 250-387-1602
Affordable or Subsidized Housing	Contact Information
<u>BC Housing</u> Rental Assistance, Subsidized Housing, Accessible Home Adaptations, and more	Phone: 1-800-257-7756 <u>Apply for any BC Housing Subsidized Housing</u>
<u>CRHC Capital Regional Housing Corporation</u> Affordable Housing in the CRD	Phone: 250-388-6422
<u>CoolAid</u> Supportive Housing, Seniors Housing, Affordable Housing, and more	Phone: 250-383-1977 Email: society@coolaid.org
<u>Co-operative Housing Federation of BC</u> Find a Housing Co-operative	Phone: 250-384-9444 Email: info@chf.bc.ca
<u>M'Akola Housing Society</u> Affordable Housing for Indigenous Families	Phone: 1-877-384-1423 Email: applications@makola.bc.ca
<u>Pacifica Housing</u> Affordable and Subsidized Housing	Phone: 250-385-2131
<u>Threshold Housing Society</u> Safe housing and support services for youth and young adults aged 15 to 24	Phone: 250-383-8830 Email: assist@thresholdhousing.ca