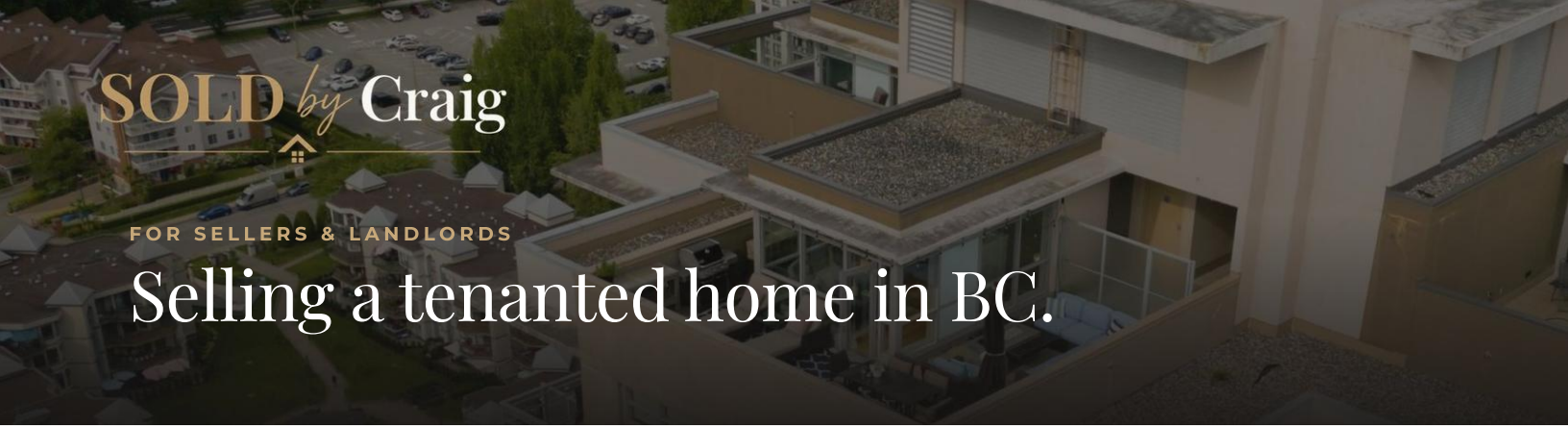

SOLD by Craig

FOR SELLERS & LANDLORDS

Selling a tenanted home in BC.

If the home you're selling is rented, the *Residential Tenancy Act* protects your tenant and sets the rules for showings and ending the tenancy.

01 You can sell an occupied home

A tenancy doesn't stop you from listing, and it doesn't end because the home sells: the buyer becomes the new landlord under the same agreement unless it's ended properly under the *Residential Tenancy Act*.

02 Showings follow the tenant's right of entry

Give the tenant written notice at least 24 hours ahead, with the date, time and reason. Entry must be between 8 a.m. and 9 p.m. unless the tenant agrees otherwise. The tenant is still entitled to quiet enjoyment.

03 Check the tenancy type

Fixed term: generally can't be ended early by a buyer's notice; the effective date can't be before the end of the term. **Month-to-month:** continues until ended in a way the Act allows.

04 If the buyer wants to move in

Once every condition of the sale is removed, the buyer can ask you **in writing** to end the tenancy because they or a close family member will live there. You then generate a **Three Month Notice to End Tenancy for Purchaser's Use of Property (RTB-32P)** through the RTB web portal. A notice not generated through the portal isn't valid. Only a buyer who is an individual, not a company, can ask for it.

05 What the tenant is owed

One month's rent as compensation (often taken as the last month rent-free). The tenant has 21 days to dispute the notice, and may move out earlier with 10 days' written notice.

06 If the buyer is an investor

The tenancy simply continues. Rent can only rise by the allowed annual amount, with proper notice, and the security deposit moves to the new owner.

07 Your obligations

Act in good faith. Don't serve a purchaser's-use notice unless the buyer genuinely asks for it. Keep copies of every notice and message, and build the possession date around the notice period before you accept an offer.

HOW I HANDLE TENANTED LISTINGS

I meet the tenant early, agree a showing schedule that works for them, and plan the possession date around the notice rules before we accept an offer.

soldbycraig.ca/sell-your-home/

WHERE TO GET HELP

Residential Tenancy Branch: 1-800-665-8779 · gov.bc.ca/landlordtenant

Forms and the notice portal are on the RTB site. A summary, not legal advice.

SOLD by Craig

FOR TENANTS

When the home you rent is for sale.

The home you rent is being sold. Your rights don't change because the owner does. Here's what to expect, and what we'll do to make it easy.

01 Your tenancy continues

A sale doesn't end your tenancy. The new owner becomes your landlord and must respect your agreement and your rights under the *Residential Tenancy Act*.

02 Showings

You must get written notice at least 24 hours ahead. Showings happen between 8 a.m. and 9 p.m. unless you agree otherwise, and should be at reasonable times and a reasonable length.

03 If the buyer is an investor

Your tenancy carries on under the same terms. Rent can only go up by the allowed annual amount, with proper written notice.

04 If the buyer intends to move in

You may get a **Three Month Notice to End Tenancy for Purchaser's Use of Property (RTB-32P)**, generated through the RTB portal. You're owed one month's rent as compensation, you have 21 days to dispute it, and you can leave earlier with 10 days' written notice.

05 If they don't move in

The buyer or their close family member must start living there within a reasonable time and stay at least 12 months. If they don't, you can apply to the RTB for compensation of 12 months' rent.

06 Talk to us

Open communication makes this easier for everyone. If something about the showings isn't working, tell your landlord or the listing agent.

OUR COMMITMENT

We'll give you proper notice for every showing, keep visits short and respectful, and answer your questions as quickly as we can. If you're thinking about your own next move, I'm happy to help with that too.

Craig Johnston, REALTOR® · 604-202-6092 · Craig@SoldByCraig.ca

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Craig Johnston Personal Real Estate Corporation · Royal LePage Elite West, 400–2963 Glen Drive, Coquitlam, BC. Each office independently owned and operated.
Summary of the *Residential Tenancy Act* and RTB guidance, checked October 2026; rules change, so confirm with the RTB.