

This form is used by a landlord to notify a tenant who has exercised their right of first refusal (under section 51.2 (2) of the Residential Tenancy Act) of the date of availability of the rental unit.

To the Tenant: (full names and address for service required) (Use Schedule of Parties #RTB-26 to list additional parties)

first and middle name		last name		
first and middle name		last name		
site/unit #	street # and name	city	province	postal code
main phone		other phone	fax	

email address for document service:

From the Landlord: (full names and address for service required) (Use #RTB-26 to list additional parties)

first and middle name		last name		
first and middle name		last name		
site/unit #	street # and name	city	province	postal code
main phone		other phone	fax	

email address for document service:

I am notifying you that the following rental unit at the address below:

site/unit #	street # and name	city	province	postal code
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will be available to rent on: DD/MM/YYYY

I have prepared and enclosed a tenancy agreement to sign.

signature of landlord	DD/MM/YYYY
first and middle name of landlord	last name of landlord

Your personal information is collected under section 26 (a) and (c) of the Freedom of Information and Protection of Privacy Act for the purpose of administering the Residential Tenancy Act. If you have any questions regarding the collection of your personal information, please call 604-660-1020 in Greater Vancouver; 250-387-1602 in Victoria; or 1-800-665-8779 elsewhere in B.C.

Complete the details below at the time of service

In person to the tenant or agent of the tenant or an adult (over 19) who appears to live with the tenant

Send a copy by registered mail to the address at which the person resides

Leave a copy in a mailbox or mail slot at the address where the person resides

Attach a copy to the door or other conspicuous place where the tenant resides

As ordered by the Director of the Residential Tenancy Branch (attach copy of Substituted Service Order)

Fax it to a fax number you have provided as an address for service

Email it to an email address you have provided as an address for service

IMPORTANT INFORMATION

1. RIGHT OF FIRST REFUSAL

If you received an order to end tenancy for repairs or renovations and you gave your landlord notice to exercise your right of first refusal (#RTB-28) before vacating the rental unit and the rental unit is in a residential property containing 5 or more rental units, your landlord must give you:

1. A Notice of Availability (#RTB-35) at least 45 days before the date the rental unit will be available to rent.
2. A tenancy agreement to commence on that date.

2. FAILURE TO ENTER INTO A NEW TENANCY AGREEMENT

You have until the availability date to enter into a tenancy agreement in respect of the rental unit.

If you do not enter into a tenancy agreement on or before that date, you will have no further rights related to the rental unit, and your landlord may rent the unit to another tenant.

3. COMPENSATION

If your landlord does not comply with these obligations, the law requires your landlord to compensate you in the amount of 12 months' rent payable under the current tenancy agreement, unless there were extenuating circumstances that pre-vented your landlord from complying.

4. WHEN YOU ARE CONSIDERED TO HAVE RECEIVED THIS NOTICE

You are considered to have received this Notice on the day it is given to you in person (or to an adult (19+) who appears to live with you)

If you were not personally served with this Notice, you are considered to have received the Notice, unless there is evidence to the contrary, on the following:

- 3 days after the landlord either leaves the Notice in the mailbox or mail slot; posts it on the door or a noticeable place at the address where you live; faxes it to a number you have provided as a method for service; or emails it to an email address you have provided as an address for service; or
- 5 days after the landlord sends the Notice by registered or regular mail to the address where you live.

Note: The date a person receives documents is what is used to calculate the time to respond; the deeming provisions do not give you extra time to respond

FOR MORE INFORMATION:

www.gov.bc.ca/landlordtenant

Public Information Lines: 1-800-665-8779 (toll-free) Greater Vancouver: 604-660-1020 Victoria: 250-387-1602