
Second Session, Forty-third Parliament
4 Charles III, 2026
Legislative Assembly of British Columbia

BILL M ____

HOME RENTAL FAIRNESS ACT

Tara Armstrong

Explanatory Note

This Bill

- repeals the *Residential Tenancy Act* and the *Manufactured Home Park Tenancy Act*, and provides for transitional rules in respect of dispute resolution proceedings commenced under the Acts, and
- repeals the *Short-Term Rental Accommodations Act*.

BILL M___ – 2026

HOME RENTAL FAIRNESS ACT

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HIS MAJESTY, by and with the advice and consent of the Legislative Assembly of the Province of British Columbia, enacts as follows:

PART 1 – INTERPRETATION AND APPLICATION

Definitions

- 1 In this Act:

“**former Act**” means the *Residential Tenancy Act*, S.B.C. 2002, c. 78, or the *Manufactured Home Park Tenancy Act*, S.B.C. 2002, c. 77, as applicable, as the Act read immediately before the date this section comes into force;

“**landlord**” means a person who grants a right of occupancy under a rental arrangement;

“**pre-existing tenancy**” means a tenancy under a tenancy agreement that is in effect immediately before the repeal date;

“**rental arrangement**” means an agreement, whether written or oral, under which a person is granted a right to occupy residential property, including

- (a) a short-term rental accommodation, and
- (b) a tenancy agreement respecting a pre-existing tenancy;

“repeal date” means the date that the former Acts and the *Short-Term Rental Accommodations Act* are repealed by this Act;

“residential property” has the same meaning as in the *Residential Tenancy Act*;

“Residential Tenancy Branch” has the same meaning as “director” in the former Acts;

“short-term rental accommodation” means a residential property that is provided for rental occupancy for a period of less than the prescribed duration;

“tenancy agreement” has the same meaning as in the former Act;

“tenant” means a person who is granted a right of occupancy under a rental arrangement.

Application

- 2 This Act applies to a rental arrangement entered into on or after the repeal date.

PART 2 – DISPUTE RESOLUTION

Jurisdiction of Provincial Court

- 3 The Provincial Court has jurisdiction to hear and determine
- (a) any matter arising under this Act or the regulations respecting a rental arrangement, and
 - (b) any matter that, before the repeal date, could have been heard and determined by the Residential Tenancy Branch, other than a matter that was commenced before the repeal date and is continued under section 4 (1).

PART 3 – RESIDENTIAL TENANCY BRANCH WINDING UP

Winding up of Residential Tenancy Branch

- 4
- (1) On the repeal date, the Residential Tenancy Branch is continued only for the purpose of completing dispute resolution proceedings commenced before that date under one of the former Acts.
 - (2) The Residential Tenancy Branch may not, on or after the repeal date,
 - (a) accept a new application for dispute resolution, or
 - (b) initiate a new dispute resolution proceeding.
 - (3) The authority of the Residential Tenancy Branch ends on the prescribed date.

Transition – dispute resolution under former Acts

- 5 A reference in a tenancy agreement to a dispute resolution process under either of the former Acts is deemed to be a reference to a proceeding in the Provincial Court, except in respect of a proceeding commenced under the former Act that is continued under section 4 (1) of this Act.

PART 4 – MUNICIPAL AUTHORITY

Municipal authority not affected

- 6 For certainty,
- (a) nothing in this Act or the regulations affects the authority of a municipality to regulate, under the *Local Government Act* or the *Vancouver Charter*, the use or occupancy of residential property in the municipality, including short-term rental accommodations,
 - (b) a municipality may regulate or prohibit short-term rental accommodations in accordance with its bylaws, subject to this Act and the regulations, and
 - (c) nothing in this Act authorizes a use of residential property that is prohibited by a municipal bylaw.

PART 5 – GENERAL

Regulations

- 7
- (1) The Lieutenant Governor in Council may make regulations referred to in section 41 of the *Interpretation Act*.
 - (2) Without limiting subsection (1), the Lieutenant Governor in Council may make regulations as follows:
 - (a) prescribing the duration for the purposes of the definition of “short-term rental accommodation” in section 1;
 - (b) prescribing, for the purpose of section 4 (3), the date on which the authority of the Residential Tenancy Branch ends;
 - (c) respecting formation of rental arrangements;
 - (d) respecting enforcement of rental arrangements;
 - (e) respecting monetary obligations of tenants and landlords, including for rent, fees and deposits;
 - (f) respecting termination of rental arrangements;
 - (g) respecting transitional matters arising from the repeal of the former Acts and the *Short-Term Rental Accommodations Act*, including
 - (i) respecting the rights and obligations of landlords and tenants,
 - (ii) respecting short-term rental accommodations, and
 - (iii) respecting dispute resolution.

Repeals

- 8 On the date this section comes into force,
- (a) the former Acts are repealed, and
 - (b) the *Short-Term Rental Accommodations Act*, S.B.C. 2023, c. 32, is repealed.

Commencement

- 9 This Act comes into force by regulation of the Lieutenant Governor in Council.