BC Financial Services Authority

Renting Residential Property: What Tenants Need to Know

BC Financial Services Authority is the legislated regulatory agency that works to ensure real estate professionals have the skills and knowledge to provide you with a high standard of service. All real estate professionals must follow rules that help protect consumers, like you. We're here to help you understand your rights as a real estate consumer.

Keep this information page for your reference.

Real estate professionals have a regulatory requirement to present you with this consumer information before providing services to you.

This information from BC Financial Services Authority explains the role of a real estate professional when you are considering renting a property.

The real estate professional who gave you this form represents the owner of this residential rental property.

While this real estate professional can provide some limited services to you as a prospective tenant of this rental property, they owe a duty of loyalty to the owner, and are working for the owner's best interests.

This form sets out what this real estate professional can and cannot do for you as a prospective tenant in relation to this rental property.

THEY CANNOT:

- ✕ give you advice on terms and conditions to include in a tenancy agreement
- ✕ negotiate on your behalf
- ✕ share any of the owner's confidential information with you

THEY CAN:

- ✓ share statistics and general information about the rental property market
- ✓ provide you with standard forms and contracts such as a rental application and/or tenancy agreement
- ✓ show the property
- ✓ assist you to fill out a tenancy agreement
- ✓ communicate your messages and present your offers to their client

Because this real estate professional is working in the owner's best interests, they have a duty to share important information with the owner if disclosed by you including, for example: your motivations, your financial qualifications, and your preferred terms and conditions.

Find information about the rights and responsibilities of tenants and landlords from:

- BC Residential Tenancy Branch: gov.bc.ca/landlordtenant
- Tenant Resource & Advisory Centre: tenants.bc.ca

As a prospective tenant you should consider seeking independent professional advice about renting property.

Visit us online for information on real estate transactions, ask us a question, file a complaint or an anonymous tip. 1 866 206 3030 | anonymous tipline: 1 833 420 2400 | info@bcfsa.ca

Renting Residential Property: What Tenants Need to Know

DISCLOSURE FOR RESIDENTIAL TENANCIES

This is a required disclosure form in compliance with sections 54 and 55 of the Real Estate Services Rules. The real estate professional must present the Renting Residential Property: What Tenants Need to Know information page to you along with this disclosure form.

REAL ESTATE PROFESSIONAL DISCLOSURE DETAILS

I disclose that I represent the owner of this rental property. I cannot represent you or act on your behalf.

Name

Team name and members. *The duties of a real estate professional as outlined in this form apply to all team members.*

Brokerage

Signature Date

Rental property address

Notes:

CONSUMER ACKNOWLEDGMENT:

This is NOT a contract

I acknowledge that I have received the **Renting Residential Property: What Tenants Need to Know** consumer information page and this disclosure form.

I understand that the real estate professional named above is not representing me as a client or acting on my behalf in this transaction.

Name (optional) Name (optional)

Initials (optional) Date Initials (optional) Date

A copy of this disclosure is not required to be provided to BC Financial Services Authority unless it is specifically requested.

BCFSA BC Financial Services Authority / You're Protected bcfsa.ca

TENANCY APPLICATION FORM

Sunshine Coast
Property Management

PRIMARY APPLICANT INFORMATION

Full Name: _____

Social Insurance Number (SIN) - optional to provide: _____

Applicant birth date: _____

Phone: _____ Email Address: _____

Current Address: _____

City/Province: _____ Postal Code: _____

PRIMARY APPLICANT CURRENT EMPLOYMENT & INCOME VERIFICATION

Current Employer: _____ Position Held: _____

Start Date: _____ Annual Gross Salary: $_____

Supervisor Name: _____ Supervisor Phone: _____

Supervisor Email: _____

CO-APPLICANT INFORMATION

Full Name: _____

Social Insurance Number (SIN) - optional to provide: _____

Co-Applicant birth date: _____

Phone: _____ Email Address: _____

Current Address: _____

City/Province: _____ Postal Code: _____

CO-APPLICANT CURRENT EMPLOYMENT & INCOME VERIFICATION

Current Employer: _____ Position Held: _____

Start Date: _____ Annual Gross Salary: $_____

Supervisor Name: _____ Supervisor Phone: _____

Supervisor Email: _____

ADDITIONAL OCCUPANTS (List all other occupants, including minors)

Full Name: _____ Relationship to primary applicant: _____

Full Name: _____ Relationship to primary applicant: _____

Full Name: _____ Relationship to primary applicant: _____

RENTAL HISTORY

Street Address:_____

Rental Dates (From): _____ (To): _____

Landlord Name: _____ Landlord Phone: _____

Landlord Email: _____

Reason for Leaving: _____

PREVIOUS RENTAL HISTORY

Street Address: _____

Rental Dates (From): _____ (To): _____

Landlord Name: _____ Landlord Phone: _____

Landlord Email: _____

Reason for Leaving: _____

PET AND VEHICLE INFORMATION

Number of Pets: _____ Type/Breed: _____ Age of Pet: _____

Number of Vehicles: _____ Make/Model: _____ Plate #: _____

Do you smoke? [ ] YES [ ] NO
Do you vape? [ ] YES [ ] NO

PROFESSIONAL REFERENCES (Must not be family members)

1. Name: _____ Relationship: _____ Phone: _____

Email Address: _____

2. Name: _____ Relationship: _____ Phone: _____

Email Address: _____

CONSENT & AUTHORIZATION SIGNATURE

The Applicant consents to the Landlord obtaining personal and employment information on the Applicant(s) from one or more consumer reporting agencies and from other sources of such information. If this application is accepted, the Applicant understands that the above information will also be used and disclosed for responding to emergencies, ensuring the orderly management of the tenancy and complying with legal requirements.

_____ _____

Applicant Signature Date Co-Applicant Signature Date