

10 Day Eviction Notice for Non-Payment



TENANT RESOURCE & ADVISORY CENTRE

Unit #150-900 Howe St
Vancouver, BC V6Z 2M4

1-800-665-1185
tenants.bc.ca

You may receive a 10 Day Eviction Notice for Non-Payment of Rent even if you are **late by ONE day or short by a few dollars.**

For the eviction notice to take effect, landlords must use the **correct Residential Tenancy Branch (RTB) eviction forms.**¹



Illegal Lockouts

Landlords can't legally lock you out before the 10 days. To enforce any eviction, they need to serve you an RTB Order of Possession with an effective date on it and use a court-approved bailiff for physical removal. If your landlord locks you out before the date listed on the Order, contact TRAC or a legal advocate immediately! A tenant can apply to the RTB for an Order of Possession if illegally locked out.

Delaying your eviction date

You can request to extend your move-out date in the event that you lose your hearing. Explain your need for more time to move and why your landlord would not be negatively affected.

See TRAC's "Request for Appropriate Time to Move" template on our Renting It Right online learning platform.



If you have received a 10 Day Eviction Notice:

You have **5 days** to cancel your eviction notice by paying the full rent.

OR

You have **5 days** to apply for a RTB dispute resolution hearing to challenge the notice.

If you aren't able to pay full rent within 5 days or do not apply for a dispute resolution hearing within 5 days:

You are expected to move out by the 10th day.

AND

A landlord can use RTB's "Direct Request" process to quickly obtain an Order of Possession without the RTB hearing your side of the story.

An Order of Possession gives a landlord the right to regain possession of a rental unit from a tenant. It does not allow them to physically remove the tenant or their possessions. This order can be held off temporarily by applying for an "Interim Stay of Proceedings".²

Unpaid Utilities

If the landlord has given written notice about unpaid utilities and then waited 30 days for you to pay, unpaid utilities can be treated as non-payment of rent and result in a 10 Day Eviction Notice.³



One Month Eviction Notice for Cause



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One Month Eviction Notices for Cause are generally given because tenants and/or their guests are:

- Repeatedly paying rent late.
- Unreasonably disturbing or endangering the landlord or other occupants.
- Living with too many occupants.
- Breaking a “material term” of the tenancy agreement and ignoring a written warning.⁴
- Subletting the unit without the landlord’s consent, and more.⁵



If you received a One Month Notice and want to challenge the eviction:

You have **10 days** to apply for an RTB dispute resolution hearing if you do not agree with the reason for eviction stated on the One Month Eviction notice.

If you don’t challenge the One Month Notice at the RTB, your move-out date will be what’s written on the notice.

Your landlord must give you a full months’ notice.

For Example: If you receive a One Month Notice on March 5th, and you choose not to dispute it, your landlord must give you until April 30th to move out.

If you challenge the One Month Notice at the RTB and lose, the RTB will determine your move-out date.

For More Information

- 1 The correct form for a 10 Day Notice Eviction is RTB-30 and for a One Month Notice Eviction it is RTB-33.
- 2 To learn more about this and the Judicial Review process, visit judicialreviewbc.ca
- 3 See Section 46(6) of the Residential Tenancy Act (RTA).
- 4 See RTB Policy Guideline 8 for information on material terms.
- 5 See Section 47 of the RTA and RTB Policy Guideline 55 for a full list.



TRAC receives ongoing support from:

English



Department of Justice
Canada

Ministère de la Justice
Canada

This is general information that applies to British Columbia, Canada. TRAC cannot guarantee that it is current or complete. This fact sheet is not meant as legal advice for specific legal problems. Use at your own risk and consult a lawyer if you need legal advice. V1 July, 2025.