

GETTING KICKED OUT FOR

FIFA?

THAT'S A RED CARD!



TRAC

TENANT RESOURCE & ADVISORY CENTRE

IMPORTANT NOTE

This resource was created in February 2026.

This resource is not legal advice, but rather legal information. If you are seeking support specific to your situation it is best to seek advice from a legal advocate or lawyer.

DO YOU SUSPECT YOUR EVICTION IS RELATED TO FIFA?

It is well documented that mass sporting events can lead to an increase in street-level displacement and tenant evictions. These impacts can be felt in the immediate vicinity around the event as well as throughout the entire host city.

Did you receive an eviction notice? Would your eviction free up your apartment just in time for FIFA? This zine contains some important information for tenants that suspect they are being illegally evicted!



RTA & RTB

RESIDENTIAL TENANCY ACT (RTA)

The law governing the rights and responsibilities of landlords and tenants in BC. Landlords and tenants who are covered under this law **cannot opt out.**

RESIDENTIAL TENANCY BRANCH (RTB)

The BC government department that enforces the RTA and rules on disagreements between landlords and tenants.

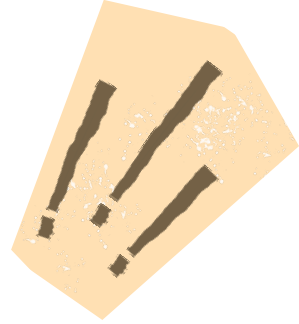
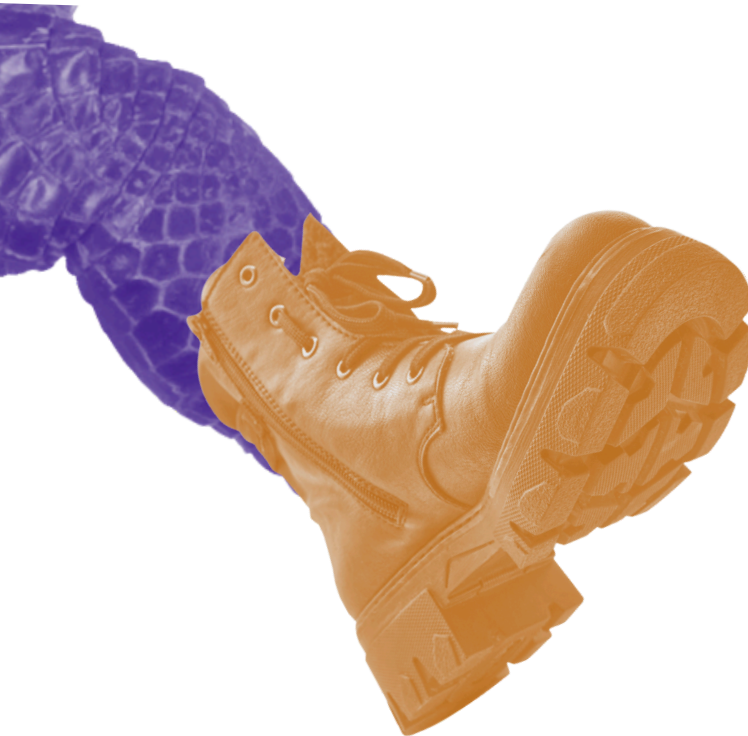
**IF YOUR LANDLORD
ISN'T FOLLOWING
THE LAW,
YOU CAN APPLY FOR
DISPUTE
RESOLUTION
AT THE RTB.**



EVICCTIONS

Across Canada, BC is the province with the highest eviction rate.

For a landlord to evict a tenant, they must follow a specific process as laid out by the RTB.



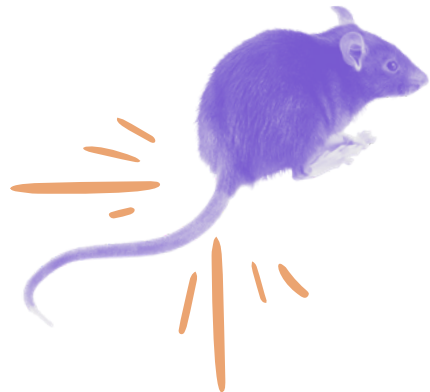
ONE MONTH EVICTION

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 an unreasonable number of occupants.
- Breaking a material term* of the tenancy agreement and ignoring a written warning.

**A material term is a term that the parties both agree is so important that the most trivial breach of that term gives the other party the right to end the agreement.*

- Subletting the unit without the landlord's consent, and more.



WHAT THE FIRST PAGE OF A REAL ONE-MONTH EVICTION NOTICE LOOKS LIKE:



One Month Notice to End Tenancy For Cause or End of Employment

Residential Tenancy Act, s.47, s.48 and Manufactured Home Park Tenancy Act, s.40, s.41

#RTB-33

Tenant: This is a legal notice that could lead to you being evicted from your home

HOW TO DISPUTE THIS NOTICE

You have the right to dispute this Notice **within 10 days** of receiving it, by filing an Application for Dispute Resolution with the Residential Tenancy Branch online, in person at any Service BC Office or by going to the Residential Tenancy Branch Office at #400 - 5021 Kingsway in Burnaby. If you do not apply within the required time limit, you are presumed to accept that the tenancy is ending and must move out of the rental unit by the effective date of this Notice.

Landlord: (check one)

Rental unit, Residential Tenancy Act

Manufactured home site, Manufactured Home Park Tenancy Act

To the Tenant: (use Schedule of Parties form #RTB-26 to list additional tenants)

first and middle name

last name

first and middle name

last name

main phone

other phone

Tenant Address:

site/unit #

street # and name

city

province

postal code

From the Landlord: (use Schedule of Parties form #RTB-26 to list additional landlords)

first and middle name

last name

main phone

other phone

Landlords address:

site/unit #

street # and name

city

province

postal code

I, the Landlord, give you One Month's Notice to move out of the rental unit/site located at:

site/unit #

street # and name

city

province

postal code

You must move out of the rental unit by:

DD/MM/YYYY

name of landlord/agent

signature of landlord/agent

date signed DD/MM/YYYY

NOTE: THIS IS ONLY THE FIRST PAGE AS AN EXAMPLE

ONE MONTH EVICTION

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.



LANDLORD & PURCHASER USE EVICTION

Landlords can ONLY give an eviction notice for 'Landlord's Use of Property' if:

The landlord (or purchaser, if unit was sold) or a close family member of the landlord/purchaser will live in the unit. The landlord must give you at least 3 months' notice.

You have 21 days to challenge this eviction notice at the RTB.

Landlord Use evictions are often given in bad faith by landlords. They may have no intention of moving into the unit.



WHAT THE FIRST PAGE OF A REAL THREE MONTH EVICTION NOTICE LOOKS LIKE:




Three Month Notice to End Tenancy For Landlord's Use of Property Residential Tenancy Act, s.49 #RTB-32L

Notice ID: **3ML0625-10559-0944** - Tenant: **This is a legal notice that could lead to you being evicted from your home**

HOW TO DISPUTE THIS NOTICE

You have the right to dispute this Notice **within 21 days** of receiving it, by filing an Application for Dispute Resolution with the Residential Tenancy Branch online, in person at any Service BC Office or by going to the Residential Tenancy Branch Office at #400 - 5021 Kingsway in Burnaby. If you do not apply within the required time limit, you are presumed to accept that the tenancy is ending and must move out of the rental unit by the effective date of this Notice.

Important Information


- If any of the **bolded values with a**  beside them are incorrect or not in compliance with the Residential Tenancy Act, the tenant may file an application with the Residential Tenancy Branch to dispute this notice.
- If the tenant is evicted from this unit and the landlord or purchaser does not accomplish the stated purpose of this Notice within a reasonable period, or use the rental unit for the stated purpose on the notice for at least 12 months, the tenant will be eligible for compensation equal to 12 months rent payable under your current tenancy agreement, which is \$24,000.00 in the case of this tenancy.
- If you are concerned that this notice has been altered or modified, you can contact the Residential Tenancy Branch with the Notice ID and they can verify it against the original generated version.

Tenant Information


Tenant name: **Jane Doe**

Address: **T1 Street, T1 City, British Columbia, Canada, T1T 1T1**

Rental address: **T1 Street, T1 City, British Columbia, Canada, T1T 1T1** 

Monthly rent: **\$2,000.00, due on the the first day of the month** 

Five or more rental units in building: **No** 

Fixed-term tenancy agreement: **No** 

Landlord Information

Landlord name: **John Doe**


Address: **T2 Street, T2 City, British Columbia, Canada, T2T 2T2**

Email: **johndoe@gmail.com**

Phone: **333-333-3333**


Three Month Notice to End Tenancy Information

Reason for ending the tenancy: The rental unit will be occupied by the landlord or the landlord's close family member (parent, spouse or child; or the parent or child of that individual's spouse), and intends in good faith to occupy the rental unit for at least 12 months.

 The tenant(s) must **move out of the rental unit by September 30, 2025**

Required tenant compensation: **\$2,000.00, or the tenant may withhold the last month's rent instead of being paid compensation**

Total people moving in: **1**

The landlord or purchaser taking possession of the rental unit: **John Doe** 

The landlord, purchaser, or their close family member who will occupy the rental unit: **The landlord** 

NOTE: THIS IS ONLY THE FIRST PAGE AS AN EXAMPLE

LANDLORD & PURCHASER USE EVICTION

Landlords are NOT allowed to give eviction notices for Landlord or Purchaser Use in buildings with **5 or more units** that:

1. are not strata-titled; or,
2. are strata-titled, but the landlord owns all the units.



LANDLORD USE EVICTION DEMOLITIONS & RENOVATIONS

There are also landlord use evictions for when a landlord intends to convert, demolish, or renovate the unit.

The landlord must give you at least 4 months' notice.

You have 30 days to challenge this eviction notice at the RTB.

Landlords must include the relevant permit numbers on the eviction notice for demolitions.

Landlords must first apply for permission from the RTB to evict you for a renovation.



**“I WANT MY UNIT
FREE FOR A FIFA AIR
BNB” IS NOT A
REASON FOR A
FOUR MONTH
NOTICE TO END
TENANCY**

WHAT THE FIRST PAGE OF A REAL FOUR MONTH EVICTION NOTICE LOOKS LIKE:



Four Month Notice to End Tenancy For Demolition or Conversion of a Rental Unit

Residential Tenancy Act, S. 49(6)

#RTB-29

Tenant: This is a legal notice that could lead to you being evicted from your home

HOW TO DISPUTE THIS NOTICE TO END TENANCY

You have the right to dispute this Notice **within 30 days** of receiving it by filing an Application for Dispute Resolution with the Residential Tenancy Branch online, in person at any Service BC Office or at the Residential Tenancy Branch Office at #400—5021 Kingsway in Burnaby. If you do not apply within the required time limit, you are presumed to accept that the tenancy is ending and must move out of the rental unit by the effective date of this Notice.

To the Tenant(s): (use form RTB-26 Schedule of Parties to list additional tenants)

First and Middle Name		Last Name		
First and Middle Name		Last Name		
Main Phone Number		Alternate Phone Number		
Unit #	Street # and Name	City or Town	Province	Postal Code

From the Landlord: (use form RTB-26 Schedule of Parties to list additional landlords)

First and Middle Name		Last Name		
Main Phone Number		Alternate Phone Number		
Unit #	Street # and Name	City or Town	Province	Postal Code

I, the Landlord, give you Four Months' Notice to move out of the rental unit located at:

Unit #	Street # and Name	City or Town	Province	Postal Code
You must move out of the rental unit by:		Date (DD/MM/YYYY)		
Name of Landlord/Agent		Signature of Landlord/Agent	Date Signed (DD/MM/YYYY)	

NOTE: THIS IS ONLY THE FIRST PAGE AS AN EXAMPLE

LANDLORD USE EVICTION

*KEEP YOUR
LANDLORD IN
CHECK!*

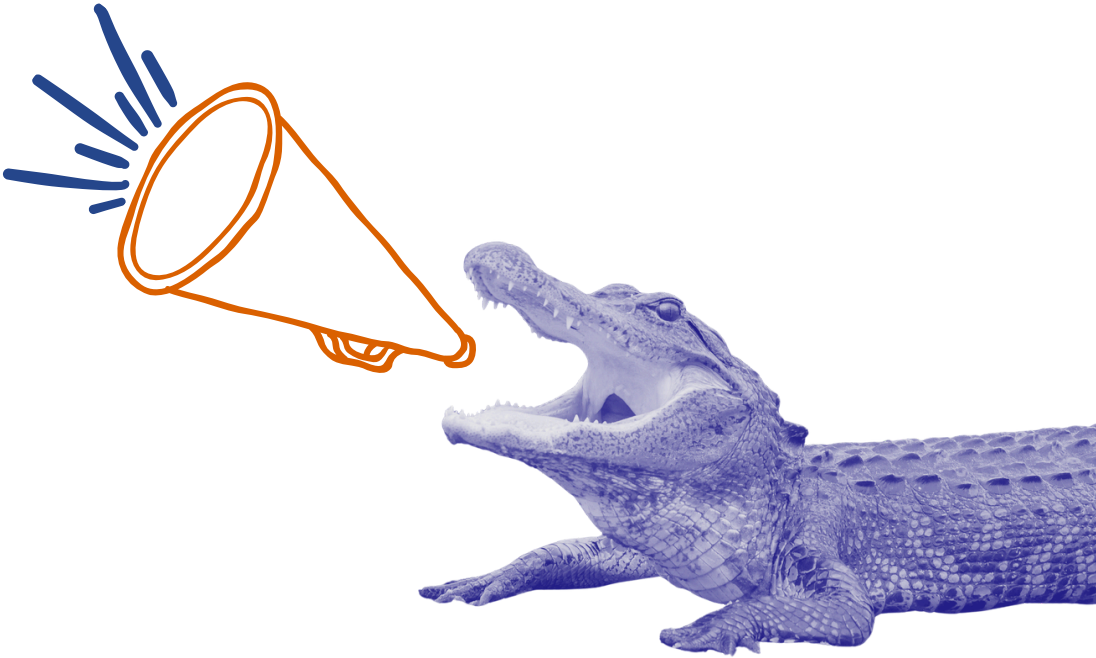


3 & 4 Month Notices for Landlord, Purchaser, and Conversion to Caretaker, Manager, or Superintendent Use must be on a special notice generated by the RTB web portal.

**IF YOU'VE RECEIVED A
LANDLORD'S USE EVICTION AND
BELIEVE IT TO BE IN BAD FAITH,
CONTACT TRAC!**

COMMUNICATING WITH YOUR LANDLORD

Landlords often take advantage of tenants not knowing their tenancy rights or not feeling empowered to enforce these rights.



Taking collective action is a powerful way to defend your rights and protect your home.

SHORT TERM RENTALS

Landlords cannot operate a short-term rental if:

- The property is not their principal residence unit
- They're using accessory buildings (garages, studios) for short-term rental
- They have multiple properties for short-term rental
- They're operating without a valid licence

Landlords must display both the short term registration number and business license number in their advertisements of the unit.



DISPUTING YOUR EVICTION

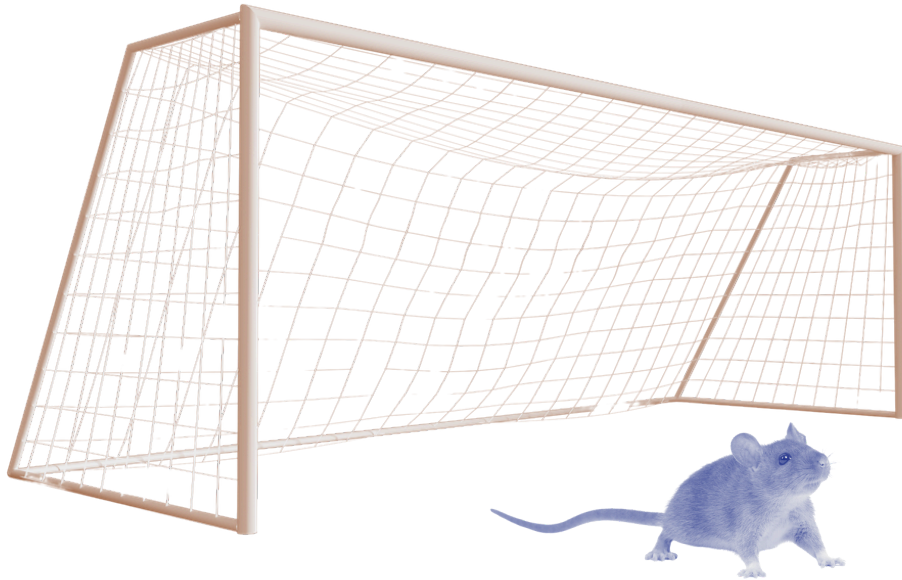
If you challenge an eviction notice, you'll go to "dispute resolution" – a process at the Residential Tenancy Branch (RTB) where an arbitrator, who is the RTB-appointed decision-maker, rules on legal disputes between tenants and landlords. It is usually over the phone and less formal than a court hearing.

ARBITRATORS CAN MAKE BINDING ORDERS AND DECISIONS, INCLUDING:

- Order a party to follow the law and/or tenancy agreement.
- Order a party to pay monetary compensation.
- Cancel or uphold an eviction notice.
- Grant an Order of Possession to a tenant or landlord.



DISPUTE DEADLINES



There are strict deadlines
for disputing eviction notices:

- 5 days** to dispute a 10 Day Eviction Notice.
- 10 days** to dispute a One Month Eviction Notice.
- 15 days** to dispute a Two Month Eviction Notice.
- 21 days** to dispute a Three Month Eviction Notice.
- 30 days** to dispute a Four Month Eviction Notice.

If you challenge an eviction notice at the RTB and lose,
the RTB will determine your move-out date.

**IF YOU DO NOT DISPUTE
YOUR EVICTION NOTICE
BY THE DEADLINE YOUR
LANDLORD CAN EASILY
GET AN ORDER OF
POSSESSION**



FOR A LANDLORD TO LEGALLY EVICT YOU THEY NEED:

1. ORDER OF POSSESSION

An Order of Possession (OP) is a document that the RTB gives to a landlord stating that the landlord must be given vacant possession of the unit. If the tenant does not leave by the order of possession date, the landlord can go to supreme court and use the OP to get a Writ of Possession. A bailiff cannot evict a tenant on the basis of an OP alone – the landlord must also have a Writ of Possession.

2. WRIT OF POSSESSION

A writ of possession is a court document that allows a landlord to evict a tenant from their rental unit using court authorized bailiffs. To get a writ of possession, a landlord must first get an OP from the RTB, serve it on the tenant, and wait for a period of time specified in the order of possession. Once that period of time passes, a landlord can go to the court registry and file a requisition to obtain a writ of possession. The landlord does not need to tell the tenant that they are doing this and do not need to serve the writ of possession on the tenant ahead of the eviction.

3. COURT-APPOINTED BAILIFF

Court bailiffs are legally authorized to enforce court orders, such as a writ of possession. A court bailiff should be knowledgeable about their legal requirements and will generally have identification proving they are a court bailiff. There are only a few court bailiff companies in BC. Anyone who is not an authorized court bailiff has no legal authority to carry out an eviction, even if the landlord has a valid writ of possession.

GOT AN EVICTION NOTICE?

Call TRAC's Infoline: 604-255-0546

Monday: 1-5pm

Tuesday: 1-5pm

Wednesday: 430-730pm

Thursday: 1-5pm

Friday: 9-1pm

Visit TRAC's Drop-in

Monday: 10am - 4pm

Tuesday: 10am - 4pm

Wednesday: 10am - 4pm

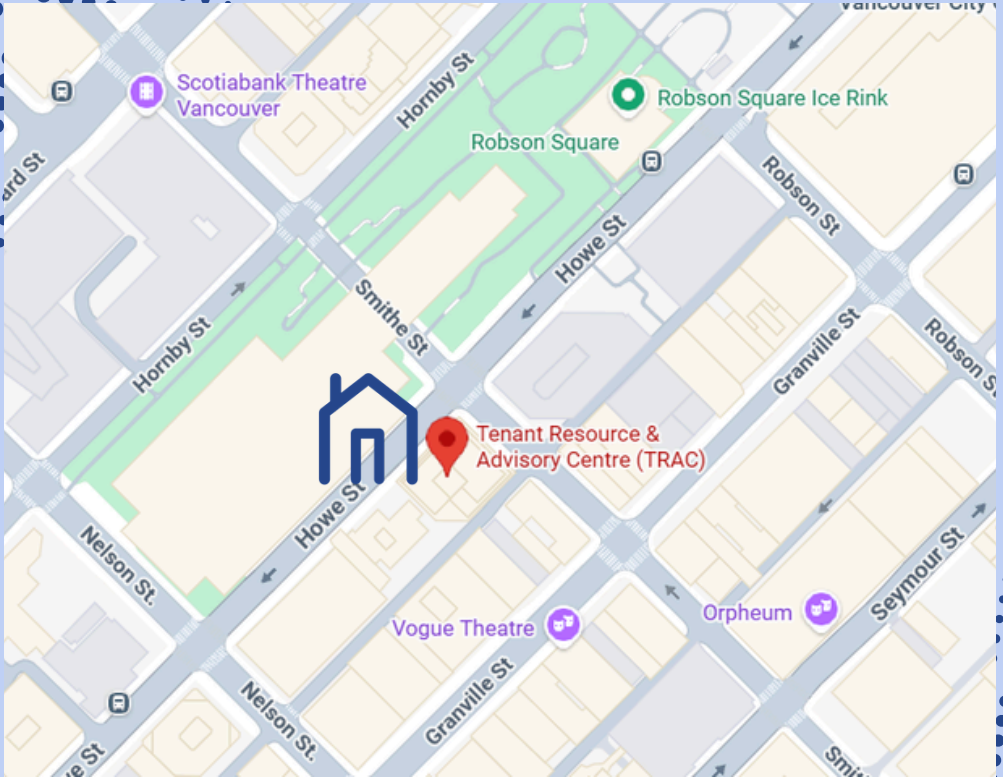
Thursday: 2pm - 6pm

Friday: Closed

**To book an appointment, call the drop-in
at 604-255-3099 & select option #4**

**TRAC is closed on all weekends
and statutory holidays**

TRAC OFFICE



#150-900 HOWE ST
VANCOUVER, BC V6Z 2M4



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