

RESIDENTIAL TENANCY ACT GUIDE 2024

Province of British Columbia - Residential Tenancy Branch

Provincial laws governing landlord-tenant relationships affecting rental housing throughout Greater Victoria.

RENT INCREASE LIMITS (2024):

- Maximum allowable increase: 3.5% annually
- Manufactured home sites: 3.5% annually
- No additional increases above guideline without approval
- Victoria average rent: \$1,650 (1-bedroom), \$2,100 (2-bedroom)

SECURITY DEPOSITS:

- Rental deposit: Maximum 1/2 month's rent
- Pet damage deposit: Maximum 1/2 month's rent
- Move-in inspection required
- Interest on deposits: 4.5% annually (2024 rate)

EVICTION PROTECTIONS:

- Just cause required for eviction
- 4-month notice for renovations (renovictions)
- Right of first refusal to return after renovations
- Compensation required for tenant relocation

VICTORIA RENTAL MARKET IMPACT:

- 1.8% vacancy rate (extremely tight market)
- Strong tenant protections in high-demand market
- Dispute resolution through Residential Tenancy Branch