

# 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](http://gov.bc.ca/landlordtenant)
- Tenant Resource & Advisory Centre: [tenants.bc.ca](http://tenants.bc.ca)

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



# 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.

Bev Huston

Name

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

Black Gold Realty Ltd.

Brokerage

Signature

Bev Huston

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.



275 Southgate Street PO Box 191  
 Tumbler Ridge BC V0C 2W0  
 www.blackgoldrealty.ca

# Tenancy Application

## Main Applicant

Name \_\_\_\_\_

Date Of Birth \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

Sign Here to Give Permission  
for Credit Check \_\_\_\_\_

ID, if "yes": \_\_\_\_\_

Employer \_\_\_\_\_

Applicant Current Address      Rent  Own

\_\_\_\_\_

\_\_\_\_\_

## Co-Applicant or Co-Tenant

Name \_\_\_\_\_

Date Of Birth \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

Sign Here to Give Permission  
for Credit Check \_\_\_\_\_

ID, if "yes": \_\_\_\_\_

Employer \_\_\_\_\_

Applicant Previous Address      Rent  Own

\_\_\_\_\_

\_\_\_\_\_

## References: (Include Name, contact #, relationship - Minimum ONE LANDLORD REFERENCE, not family)

Use the back if more space is needed

	Relationship
1 _____	_____
2 _____	_____
3 _____	_____

## Rental Preferences: (Indicate first and second choices)

Property  House  Townhouse      # of  1  3      Furnishings:  No

Type  Condo  Trailer      Bedrooms  2  4 or more       Partially Furnished

Extra services (heat & electricity incl in furnished units):  Internet  Cable       Fully Furnished

Do You Have Pets?  No  Yes      If "Yes", include #, type, weight, height \_\_\_\_\_

Additional Notes \_\_\_\_\_

or **Date Needed:** \_\_\_\_\_

# of Adults \_\_\_\_\_ # of Children \_\_\_\_\_

Vehicle make & model \_\_\_\_\_ Vehicle license plate \_\_\_\_\_

Please email (bev@blackgoldrealty.ca) or fax (1-877-751-0737) to our office.  
 Ensure to note when you will require the accommodation and your length of stay (ex: 3 months)

Applicant  
Picture ID

Co-Applicant  
Picture ID

Office Use Only:  ID Viewed  Disclosure Signed  Application Entered Into Database