

Form 2

Renewal of Tenancy Agreement

This Renewal Agreement is made in duplicate between:

_____, the Landlord
Legal name, address and telephone number of landlord

and

_____, the Tenant
Name of tenant

The landlord and tenant agree to renew the Tenancy Agreement respecting the rental unit located at:

Address

For a fixed term beginning on _____, 20 ____ and ending on _____, 20 ____ .
(termination date)

at the following rent:

(Note: both columns are to be completed if a rent increase is due on the rental unit before the termination date of this agreement.)

	Effective _____, 20 ____	Effective _____, 20 ____
For rental unit:	\$ _____	\$ _____
For _____ parking spaces:	\$ _____	\$ _____
Other (specify): _____	\$ _____	\$ _____
Total rent:	\$ _____	\$ _____
Less discount (if any):	\$ _____	\$ _____
Rent payable:	\$ _____	\$ _____

Discount (Complete this section, where applicable, if the Total Payable includes a discount.)

- ☐ Discount is the same as last year's or increased by \$_____.
- ☐ Discount is reduced by \$_____.
- ☐ Discount is removed.
- ☐ The proposed Total Rent is subject to an application to the Residential Tenancies Branch for an above-guideline rent increase. The discount may be reduced or removed depending on the final decision on the landlord's application. In any event, the Total Payable will not exceed \$_____.

Note: A landlord is not required to offer a rent discount, but if a discount is given, it must be provided for in a written agreement. Reducing or removing a rent discount is not considered a rent increase under *The Residential Tenancies Act*. However, an unconditional discount cannot be reduced or removed unless the tenant receives written notice of at least 3 months. If a tenancy agreement or discount agreement is for a fixed term, a landlord cannot reduce or remove an unconditional discount during the term of the agreement. If a discount is subject to a condition, e.g. paying the rent on time, the landlord can withdraw it without notice if the tenant does not meet the condition.

Date

Signature of Landlord

Date

Signature of Tenant

Date

Signature of Tenant