

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
- Tenant Resource & Advisory Centre: tenants.bc.ca

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

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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.

Ericko Toni

Name

Sharon Elinda Kelly, Matteo Alexander Ferronato, Brian Cheuk Hon Kwong, Elena Lagovschi, JunJun Dai

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

Gammon International Real Estate Corporation ("Gammon") / Reside Management ("Reside")

Brokerage

Ericko Toni

Jan 4, 2024 | 6:45 PM PST

Signature

Date

1986 Stainsbury Avenue, Vancouver, BC, V5N 2M7

Rental property address

Notes:

Reside is providing rental services to Gammon only. Reside's obligations include: showing units, processing applications, including but not limited to, credit and reference checks, coordinating move ins and processing tenancy agreements for Tenant's and the Owner to complete. For clarity, Reside will not be entering into any tenancy agreement on behalf of a Tenant or the Owner. Gammon is Managing Agent for the Owner of the property. All monies (including security deposits, pet deposits, fob or key deposits, monthly rental payments, and any monies) will be collected by Gammon only and placed in Gammon's trust account on behalf of the Owner, as required by the BCFSA. For further clarity, Reside will not be collecting any monies whatsoever. Pre-Authorized Debit (PAD) Agreements for monthly account debits will be under Gammon's name, collected on behalf of the Owner. Gammon will be managing the property, not Reside. All documentation including applications and tenancy agreements will be turned over to Gammon including Private and/or Personal information as required by the Privacy Protection Act.

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.