

BRITISH COLUMBIA TENANCY AGREEMENT ADDENDUM

Location: _____ Landlord: _____

Tenant(s) Information:

Full Name(s): _____

Mailing Address: _____

Phone/Email: _____

Residential Premises:

Address of Rental Unit: _____

Type of Unit: _____

Addendum Effective:

This Addendum modifies the existing tenancy agreement entered between Landlord and Tenant(s) concerning the above Residential Premises.

1. Additional Terms and Conditions

The parties agree that the following terms are added to and incorporated into the original Tenancy Agreement:

1.1. Use of Premises

Tenant shall use the premises solely for residential purposes and shall comply with all relevant laws, bylaws, and regulations of British Columbia and the municipality in which the premises are located.

1.2. Occupants

Only the Tenant(s) listed in the original Tenancy Agreement and any authorized additional occupants may reside in the premises. Any changes require prior written consent of the Landlord.

1.3. Repairs and Maintenance

Tenant agrees to promptly notify Landlord of any damage or needed repairs. Landlord shall be responsible for maintaining the premises in a state that meets health, safety, and housing standards established by BC law.

1.4. Alterations

Tenant shall not make any alterations, additions, or improvements to the premises without prior written consent from the Landlord.

1.5. Utilities

Responsibilities for payment of utilities shall be as set forth in the original Tenancy Agreement. Any changes must be agreed upon in writing.

1.6. Quiet Enjoyment

Landlord covenants that Tenant shall have quiet enjoyment of the premises without unreasonable interference by the Landlord or others acting on their behalf.

1.7. Entry by Landlord

Landlord may enter the premises only in accordance with the Residential Tenancy Act of British Columbia, providing proper notice and purpose as required by law.

1.8. Rent and Deposits

All rent payments and deposits remain subject to the terms of the original Tenancy Agreement. Any increases or additional charges must comply with BC residential tenancy laws.

1.9. Term and Termination

This Addendum shall continue for the duration of the original Tenancy Agreement unless terminated earlier in accordance with the terms of that agreement and applicable law.

1.10. Compliance with Law

Both parties agree to comply with the Residential Tenancy Act, the Manufactured Home Park Tenancy Act (if applicable), and all other relevant provincial and municipal legislation.

1.11. Conflict

In the event of any conflict between this Addendum and the original Tenancy Agreement, the terms of this Addendum shall prevail.

1.12. No Waiver

Failure by either party to enforce any provision of this Addendum shall not constitute a waiver of that provision nor affect the right to enforce it later.

1.13. Entire Agreement

This Addendum, together with the original Tenancy Agreement and any prior addenda, represents the entire agreement between the parties with respect to the subject matter herein.

1.14. Severability

If any provision of this Addendum is found to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

1.15. Governing Law

This Addendum is governed by and construed in accordance with the laws of the Province of British Columbia and the federal laws of Canada applicable therein.

1.16. Dispute Resolution

Any disputes arising from this Addendum shall be resolved in accordance with the dispute resolution procedures set out in the original Tenancy Agreement or as prescribed by BC law.

1.17. Signatures

This Addendum may be executed in counterparts, each of which shall be deemed an original, and all counterparts together constitute one and the same instrument.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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