RED-FLAG HUNT · HOUSING · BRITISH COLUMBIA

Move-in deposit hunt

Eight invented moments from a BC move-in. Which follow BC's deposit and inspection rules?

HOW TO PLAY

1. Read the moment. Find the rule in the window that fits.
2. Write the rule letter, and OK or RED FLAG.
3. Colour the pane green for OK or orange for a red flag.

1 **Rent is $1,500. The landlord charges a $900 security deposit.**
Rule letter: _____ OK / Red flag: _____

2 **Same case: you tell the landlord in writing and take $150 off next month's rent.**
Rule letter: _____ OK / Red flag: _____

3 **You have two cats. The landlord asks for a $750 pet damage deposit on $1,500 rent.**
Rule letter: _____ OK / Red flag: _____

4 **You have a certified guide dog. The landlord asks for a pet damage deposit.**
Rule letter: _____ OK / Red flag: _____

5 **A year later rent rises, and the landlord says your security deposit must rise too.**
Rule letter: _____ OK / Red flag: _____

6 **Your strata building's bylaws require a move-in fee, and the landlord passes it on.**
Rule letter: _____ OK / Red flag: _____

7 **At move-out, you and the landlord inspect together and complete Form RTB-27.**
Rule letter: _____ OK / Red flag: _____

8 **The landlord offers you only one time to inspect, then signs the report alone.**
Rule letter: _____ OK / Red flag: _____

BC RULE BANK

- **A** Security deposit: at most half of one month's rent.
- **B** Overpaid? Tell the landlord in writing and withhold the difference from next month's rent.
- **C** Pet damage deposit: at most half of the first month's rent, whatever the number of pets.
- **D** No pet deposit for certified guide or service dogs.
- **E** The deposit is set by the rent at the start of the tenancy.
- **F** A move-in fee can be charged if strata bylaws require it.
- **G** Inspect together and complete the Condition Inspection Report (RTB-27).
- **H** To keep a deposit claim, the landlord must offer at least 2 chances to inspect.

1	2	3	4
5	6	7	8

● **Green** = OK ◆ **Orange** = Red flag

TRY THIS

Take dated photos of every room on move-in day, and keep a copy of the signed inspection report.

CHECK

BC's maximum is half a month's rent for each of the two deposits. Do the maths before you pay.

WHAT THIS SHEET LEAVES OUT

Other provinces, deposit interest, the deposit return deadline and dispute resolution steps. See BC's Residential Tenancy Branch pages.

WITH A PARTNER

Each of you picks a red-flag card and writes what you'd say to the landlord, politely and in writing.

Sources (official pages, read on 2026-11-28): [1] BC, Tenancy deposits and fees: https://www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies/starting-a-tenancy/deposits-fees (checked 2026-11-28).