Renting in British Columbia: before you sign and move in

A British Columbia version of our renting checklist: what to check before you sign, what to keep, and the official rules on deposits and leases from the provincial page.

NAME

DATE

ADDRESS

LANDLORD OR MANAGER

MONTHLY RENT

DEPOSIT PAID AND DATE

BEFORE YOU SIGN AND ON MOVE-IN DAY

- [ ] Saw the unit in person or by live video
- [ ] Landlord's identity and ownership checked
- [ ] Lease read in full; copy kept
- [ ] Security deposit is no more than half a month's rent
- [ ] Written tenancy agreement signed
- [ ] Receipt for every payment
- [ ] Move-in condition inspection done and signed, with photos
- [ ] Tenant insurance arranged

Official rules for British Columbia are on the provincial page in the sources. They change; check before you sign.

SOURCES (CHECKED 2026-11-26)

B.C. says landlords can charge up to half of one month's rent as a security deposit and can't keep it without permission from the Residential Tenancy Branch.
https://www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies/starting-a-tenancy/deposits-and-fees (checked 2026-11-26)
B.C. says condition inspections are essential for deposit rights.
https://www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies/starting-a-tenancy/deposits-and-fees (checked 2026-11-26)