

# Notice of Final Opportunity to Schedule a Condition Inspection

#RTB-22

A condition inspection must be conducted at the beginning and at the end of a tenancy when the residential property is empty of the tenant's possessions, unless the parties agree otherwise; or if the landlord permits the tenant to keep a pet on the residential property after the start of a tenancy and a previous inspection was not completed. This form is to be used by the landlord where the tenant was not available at the date(s) and time(s) first offered by the landlord for a condition inspection, and where the landlord was not available at an alternate time proposed by the tenant. This is the second, and final opportunity as required under the *Residential Tenancy Act* and regulations. When providing an opportunity to schedule a condition inspection, the landlord and tenant must consider any reasonable time limitations of the other party that are known and that affect that party's availability to attend the inspection.

## Under the *Residential Tenancy Act*:

- The right of the tenant to the return of the security deposit or pet damage deposit, or both, no longer exists if the landlord provided two opportunities for inspection and the tenant did not participate on either occasion. If the tenant is unable to attend the inspection, the tenant may ask another person to attend on their behalf; however, the tenant must provide the name of the individual to the landlord.
- The right of a landlord to claim against a security deposit or pet damage deposit, or both, for damage to residential property no longer exists if the landlord does not provide two opportunities for inspection; or does not participate on either occasion; or does not complete the condition inspection report and give the tenant a copy of it in accordance with the regulations.

## TO THE TENANT(s):

### Full Name(s):

<input type="text"/>	<input type="text"/>	<input type="text"/>
last name	first name	middle name(s)
<input type="text"/>	<input type="text"/>	<input type="text"/>
last name	first name	middle name(s)

### Rental Unit Address:

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
site number	box number	street number	street name
<input type="text"/>	<input type="text"/>	<input type="text"/>	( <input type="text"/> ) <input type="text"/> ( <input type="text"/> ) <input type="text"/>
city	province	postal code	home phone business phone

## FROM THE LANDLORD: (if entry for landlord is a business name, use the 'last name' field box to enter the full legal business name)

I, 

<input type="text"/>	<input type="text"/>	<input type="text"/>
last name	first name	middle name(s)

hereby propose that the condition inspection be conducted on the following date:

<input type="text"/>	<input type="text"/>	<input type="text"/>	at	<input type="text"/>	<input type="checkbox"/> a.m.	<input type="checkbox"/> p.m.
day	month	year		(enter a time between 8:00 a.m. and 9:00 p.m.)		

Signature of Landlord: \_\_\_\_\_

## FOR MORE INFORMATION

RTB website: [www.gov.bc.ca/landlordtenant](http://www.gov.bc.ca/landlordtenant)

Public Information Lines 1-800-665-8779 (toll-free) Greater Vancouver 604-660-1020 Victoria 250-387-1602

**Residential Tenancy Branch**

Office of Housing and Construction Standards

#RTB-22 (2011/03)