

DEFEATED
September 19, 2024
B. Clark
CWHB, Bill 467

Bill #467
Interim Residential Rental Increase Cap Act (amended)
and Residential Tenancies Act (amended)

CHANGES RECOMMENDED TO THE
COMMITTEE OF THE WHOLE HOUSE ON BILLS

PAGE 3 - add immediately after Clause 7 the following Clause:

8 Section 9 of Chapter 401, as amended by Chapter 31 of the Acts of 1992, Chapter 40 of the Acts of 1993, Chapter 7 of the Acts of 1997, Chapter 60 of the Acts of 2008, Chapter 72 of the Acts of 2010, Chapter 70 of the Acts of 2011, Chapter 41 of the Acts of 2018 and Chapter 36 of the Acts of 2021, is further amended by adding immediately after subsection (2) the following subsection:

(3) Notwithstanding any lease, agreement, waiver, declaration or other statement to the contrary, where a tenancy is a fixed-term lease the following conditions apply in addition to those set out in subsection (1) and, if applicable, subsection (2):

Statutory Conditions Respecting a Fixed-term Lease

1. The landlord may only require the tenant to vacate the premises at the end of the fixed term if the requirement to vacate is specified in the lease at the beginning of the fixed term and

(a) the landlord or a family member of the landlord will occupy the premises at the end of the fixed term; or

(b) the lease is a sublease.

2. A requirement to vacate under condition 1 only has effect if both the landlord and tenant have initialled next to the relevant paragraph at the time the lease was entered into.

3. Where either condition 1 or 2 is not satisfied, the fixed-term lease shall continue as a month to month lease in accordance with subsection 10A(2) of the *Residential Tenancies Act*.

RENUMBER AND ADJUST CROSS-REFERENCES ACCORDINGLY.