

## Everything You Need to Know about the Temporary Commercial Use Permit

### Why have a TCUP?

The Temporary Commercial Use Permit (TCUP) will allow nightly rentals in neighbourhoods where nightly rentals are currently illegal. The TCUP aims to accommodate Games workforce rentals (VANOC staff, volunteers and workers), while at the same time ensuring existing tenants are protected and have secure accommodation. The TCUP allows the RMOW to issue permits for accommodation rental leading up to and during the Games for Games workforce accommodation.

### How is the RMOW protecting tenant rights?

The RMOW is doing all it can to inform tenants of their rights, including their rights as relate to the TCUP. The process for applying for a temporary commercial use permit (TCUP) includes three safeguards to ensure tenants are not pushed out of their rentals.

1. **Statutory Declaration:** The property owner must provide a statutory declaration certifying they have not had a tenant for the last 12 months. This statutory declaration will be compared against a tenant registry where tenants can document their concerns that they may or will be forced to move.
2. **Tenant Registry:** All tenants are able to sign up for the tenant registry. The registry is for all those tenants who are concerned they may be evicted as a result of the Games. To access the tenant registry, renters should send an email to [renters@whistler.ca](mailto:renters@whistler.ca) with their name, address, details of their lease and as many tenancy details as possible, as soon as possible.
3. **Background Check:** The property owner must not have a history of illegal renting.
4. **Ensure that the following classes of dwelling units are not included in the TCUP application:**
  - a. Rental suites, dwelling units that are subject to a housing agreement or a restriction to occupancy by employees, dwelling units that are subject to a residential tenancy agreement.
  - b. Dwelling units that are subject to a prohibition on tourist accommodation uses in any restrictive covenant, building scheme or strata corporation bylaw.
  - c. Dwelling units that have any outstanding violation of the B.C. Building Code or the RMOW Building Bylaw.



## What the TCUP means for property owners?

The Temporary Commercial Use Permit (TCUP) will allow property owners, whose property is not currently zoned Tourist Accommodation (TA) or Residential Tourist Accommodation (RTA) to offer short-term rental accommodation to Games workforce.

Application packages are available online at [www.whistler.ca](http://www.whistler.ca). The RMOW website includes:

- the application package,
- frequently asked questions and
- helpful links for both tenants and property owners looking for more information.

The TCUP application can only be made by the property owners, or an authorized agent of the owner. The application must include:

- A signed statutory declaration endorsed by a commissioner for taking affidavits.
- The statutory declaration confirms that no tenant has been evicted or refused to renew or extend an existing residential tenancy agreement in order to have the premises vacant during the 2010 Winter Olympic and Paralympic Games.
- The applicant must also provide evidence that the renters are Games workforce.

### Additional information

- Applications will be accepted until December 1, 2009.
- Failure to secure a TCUP and follow the stipulations of the permit will result in fines.
- For more information on Games workforce accommodations please contact [accommodation@vancouver2010.com](mailto:accommodation@vancouver2010.com)

If you have questions about the TCUP please visit online at [www.whistler.ca](http://www.whistler.ca) or email : [gamesinfo@whistler.ca](mailto:gamesinfo@whistler.ca)

