

Conducting Showings During the Declared COVID-19 Provincial State of Emergency

Services by offered by property managers are officially declared an essential service by the BC government. Landlords, their agents, and employees must use their professional judgement in consultation with their potential tenants whether to provide in-person services. If it is yes, it is imperative to follow the government mandated guidelines to protect health and safety. LandlordBC recommends by the strongest possible terms not to conduct physical showings at all if you or your client(s) fall under the vulnerable population category as defined by the BC Centre for disease control.

When dealing with potential tenants that have confirmed ability and intention to rent, we should make all possible efforts to view properties by technological means such as video tours, floorplans, photos, Municipal GIS reports, Google Earth, BC Assessment property report etc. First and foremost. In the case serious interest in particular properties we may request physical showings. The emphasis is on limiting in-person viewings and contacts to the absolute minimum by narrowing the field to true potential candidates. Upon physical visit meet potential tenants at the property. Prior to the showings have potential tenants fill out and initial the Covid-19 Property Showing Health Disclosure Declaration and rules form preferably by electronic means. Some listings may also require a copy prior to confirming the showing. Keep the form for you records, at this point no need to submit to brokerage.

- 1) Please practice social distancing, at least 2 meters from everybody at all times. It does take some awkward choreography at times but is doable.
- 2) No Sharing of electronic, no taking back of print outs.
- 3) No touching of the surfaces in the home unless absolutely necessary, such as opening doors.
- 4) Potential tenants are asked not to touch anything. Either gloves on or hands in pockets.
- 5) Provide booties to keep shoes on. They stay with potential tenants for reuse.
- 6) No bathroom breaks in the subject property.
- 7) Use hand sanitizer or soap and water after viewing. Must remain mindful of contamination of remotes, keys and everything we touch and expose to the outside world.