



Landlord & Tenant

The Residential Tenancies Act is the law in Alberta that governs most places that people live in and call home. There are some important exceptions like mobile homes, hotels, social care facilities or university facilities that or university residences that you should be aware of. The Residential Tenancies Act deals with rights and responsibilities for both the landlord and tenant during a rental situation.

What you need to know as a Tenant:

What you need to know....the most important responsibility for a tenant is to pay rent on time every month. There are very few situations where a tenant will not be responsible for the full amount of the rent. The tenant will also have to follow the lease agreement unless they can come with a new agreement with the landlord. The tenant must also not damage the premise and anything beyond wear and tear can be taken out of the security deposit.

Obligations of a Landlord:

A landlord also has a number of responsibilities including making the premises available and habitable for the entire lease period, conducting in and out inspection reports, repairing any major issues on the premises, and notifying the tenant of any changes in the rent or regarding the lease agreement.



CHECKLIST FOR TENANTS

A few question to ask yourself about the Rental Unit:

- Is there a storage place for extra belongings such as bikes, luggage, etc.? Y / N
- Who has access to this place? _____
- Where is the closest bus stop? Y / N
- Is the rental space close to services that are used regularly? (Groceries, bank, fitness) Y / N
- Is the rental unit clean? Y / N
- Who shovels the snow and cuts the grass? Tenant / Landlord
- Who supplies the equipment (shovels & lawn mower)? Tenant / Landlord
- Where can vehicles be parked? _____
- Is there good lighting outside and in the parking lot? Y / N
- How quiet or noisy is the rental unit during the evening for studying or sleeping? Quiet / Noisy
- Are there laundry facilities? Y / N
- Is there a schedule for use? Y / N
- Is there a cost? Y / N
- Where is the closest laundromat? _____
- Does the building have Internet service or can it be installed? Y / N
- Who pays for internet? Tenant / Landlord
- Is smoking allowed? Y / N
- Are Smudging Ceremony allowed in the home? Y / N
- Does the landlord understand what a Smudging Ceremony is? Y / N

FINANCES :...

- How much is the rent? _____
- Is a security deposit required? Y / N
- What is the amount? _____ cannot be more than one month's rents.
- Does the rent include heat? Y / N
- Water? Y / N
- Electricity? Y / N
- Cable or Internet? Y / N
- Will utility hook-up charges be extra? Y / N (For more information refer to the tip sheet "Electricity and Natural Gas Contracts" at www.servicealberta.ca>Consumer Information>Tip sheets)
- Will parking cost extra? Y / N
- What is the amount? _____
- Who has to pay for repairs—big ones and small ones? Tenant / Landlord

QUESTIONS AND CONSIDERATIONS ...

- Is the residential tenancy agreement for a fixed amount of time? (lease) Y / N
- or month-to-month? Y / N
- When and where will the rent be paid? _____
- What happens if it is late? _____
- Receipts are recommended for any payments.
- Who do you contact if there is a problem? _____
- Have you arranged for tenant insurance? Y / N
- Are sublets okay? (rent out a room to someone else) Y / N
- What about a roommate? Y / N
- Are pets allowed? Y / N
- Is a pet deposit required? Y / N
- How long can guests stay? _____
- Am I able to decorate my unit? Y / N
- What is the policy about push pins and nail holes in the walls? _____
- When will the inspection report be done? _____

Keep copies of all your tenancy documents, including the tenancy agreement, inspection report, and receipts.

AVOID ROOMMATE MISUNDERSTANDINGS

- Who will sign the residential tenancy agreement? It's best that all parties be named on the tenancy agreement.
- What will happen if one person needs to move out before the end of the tenancy? _____

- How will costs be shared and bills paid? _____
- How will problems be resolved?

