

This tipsheet is intended to provide general information and is not a substitute for legal advice.

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The Legislation

Residential Tenancies Act

- Residential Tenancies Ministerial Regulation
- Residential Tenancies Exemption Regulation
- Security Deposit Interest Rate Regulation
- Subsidized Public Housing Regulation

If ordering, landlords and tenants should get both the *Residential Tenancies Act* and the Residential

Tenancies Ministerial Regulation, as the regulation provides the details for the Act.

Landlords

A landlord may be:

- the owner of the residential premises
- the property manager
- the person who rents out the premises.

A landlord may be a man, a woman, a group of people, or a business. All employees of a landlord must also follow the *Residential Tenancies Act*.

Landlords must:

- make sure the premises are available for the tenant when the rental agreement takes effect;
- not disturb the tenant's peaceful enjoyment of the premises, that is, does not bother the tenant beyond what is necessary to do the landlord's business; and
- make sure the premises are habitable at the beginning of the tenancy. Habitable means the premises must meet the minimum requirements set out in the Housing Regulation and the Minimum Housing and Health Standards under Alberta's *Public Health Act*. The Minimum Housing and Health Standards can be found on the Alberta Health and Wellness Web site at:
www.health.gov.ab.ca/public/document/housing99.pdf

Tenants

The *Residential Tenancies Act* applies to most residential tenants, that is people who rent the place where they live. It applies to tenants who rent residences such as houses, apartments, and duplexes. It applies to hotel and motel residents if they live there for more than six consecutive months. It also applies to rooming and boarding house residents, in most cases.



The *Residential Tenancies Act* does **not** apply to the following tenancies:

- people who share a landlord's living quarters as though they were a part of the landlord's family
- mobile home sites as set out in the *Mobile Home Sites Tenancies Act*
- premises occupied for business purposes with living accommodation attached and rented under a single agreement
- hotels, motels, trailer parks, tourist homes, and other vacation accommodation if a person lives there less than six consecutive months
- premises rented to a student by an educational institution, unless the student has exclusive possession of self-contained premises
- most nursing homes, social care facilities, non-profit senior citizens lodges and correctional institutions.

Tenants must:

- pay the rent on time;
- be considerate of other tenants;
- not endanger other tenants;
- not perform illegal acts or conduct illegal business on the premises;
- keep the premises reasonably clean;
- prevent damage to the premises; and
- move out when the rental agreement ends.

If you don't know how the *Residential Tenancies Act* applies to you, call your local Landlord and Tenant Advisory Board or Alberta Government Services. See the last page for phone numbers.

Moving in

The tenancy agreement

Before a tenant moves in, the landlord and tenant come to an agreement, which may be written or verbal. A written agreement is recommended. This agreement can be called a tenancy agreement, a rental agreement, or a lease.

A tenancy agreement is either *periodic* or *fixed-term*. A fixed-term tenancy begins and ends on specific dates. For example, a landlord and tenant may agree on a fixed term of two years, from October 1, 2001 to September 30, 2003. At the end of the fixed term (September 30, 2003), the

tenancy ends automatically. Neither party has to give notice to end a fixed-term tenancy.

A periodic tenancy has a start date but not an end date. Either the landlord or tenant ends the agreement by giving notice. Periodic tenancies are usually month-to-month.

A tenancy agreement should state:

- the type of tenancy (periodic or fixed-term);
- how much the rent is;
- when the rent is to be paid (for example, the first of the month);
- who pays for utilities and other services such as cable TV; and
- who pays for repairs.

A tenancy agreement can also include the landlord's rules such as no pets. The tenancy agreement cannot take away any of the tenant's rights provided by the *Residential Tenancies Act*.

Both the landlord and the tenant should sign the agreement. The landlord must give the tenant a copy of the agreement within 21 days after the tenant signs and returns it to the landlord. The tenant can withhold rent until a copy is received. **Read your tenancy agreement before you sign it.**

“Notice of landlord”

Landlords must provide tenants with a “notice of landlord” that states the landlord's name and Alberta address. Landlords must give this notice to tenants within 7 days of tenants' moving in, or must post the notice in a very visible place in the building's common area. The landlord must keep this notice up-to-date.

The security deposit

Landlords usually ask tenants for a *security deposit* (sometimes called a damage deposit). The maximum amount a landlord may ask for as a security deposit is the equivalent of one month's rent at the time the tenancy starts. The security deposit cannot be increased as rent increases. Landlords must deposit all security deposits in an interest-bearing trust account in a bank, treasury branch, credit union or trust company in Alberta within two banking days of collecting them.

The landlord must pay interest to the tenant annually, at the end of each tenancy year, unless both parties agree otherwise. If the landlord and the tenant agree in writing, interest may be compounded annually and paid to the tenant at the end of the tenancy. The minimum interest rates that landlords must pay on damage deposits are listed in the box below.

Landlords and tenants can now use the new security deposit interest calculator to determine how much interest is owed. The calculator can be found by visiting the Landlord and Tenant page on the Alberta Government Services' Web Site www.gov.ab.ca/gs

Interest on security deposits	
Time Period	Minimum Annual Interest Rate
January 1, 2004 to December 31, 2004	0%
January 1, 2003 to December 31, 2003	0%
January 1, 2002 to December 31, 2002	0%
January 1, 2001 to December 31, 2001	1.75%
January 1, 2000 to December 31, 2000	1.15%
January 1, 1999 to December 31, 1999	0.75%
January 1, 1997 to December 31, 1998	0%
January 1, 1996 to December 31, 1996	2.5%
January 1, 1995 to December 31, 1995	2.75%
July 1, 1994 to December 31, 1994	1.5%
February 1, 1993 to June 30, 1994	3%
March 1, 1987 to January 31, 1993	6%
January 1, 1984 to February 28, 1987	8%

The permanent formula for setting the yearly interest rate payable on security deposits is 3.5 percent below the December rate for redeemable Alberta Savings Certificates.

The inspection report

An inspection report describes the condition of the premises when tenants move in, and when they move out. Both landlords and tenants find that an inspection report is in their best interests. Tenants can use it to prove that they were not responsible for damages made before they moved in.

Landlords cannot make any deduction for damages from the security deposit when the tenant moves out if inspection report requirements have not been met.

Moving-in inspection reports

Landlords and tenants must inspect the premises within one week before or after a tenant takes possession. The premises should be vacant when the inspection takes place, unless the landlord and tenant agree otherwise. The landlord and tenant should inspect the premises together and write down any damage such as scratches or burns. Both should sign the report. Landlords must give tenants a copy of the inspection report.

If the tenant refuses to participate in the inspection or refuses to sign the inspection report, the landlord may complete the inspection report alone. The landlord must give the tenant a copy of the report.

Certain statements must be included in the inspection report. For more information, see the Residential Tenancies Ministerial Regulation. Several organizations sell inspection report forms. See Forms on page 10.

Moving-out inspection reports

A landlord and tenant must complete the final inspection of the premises within one week before or after the tenant moves out. The premises should be vacant when the inspection takes place, unless the landlord and tenant agree otherwise. Again, certain statements must be included in the inspection report. See above.

What if the premises aren't ready?

If the premises aren't ready on the first day that the rental agreement takes effect, the tenant may cancel the agreement. Another option is to apply to court to order the landlord to live up to the agreement. The tenant may also sue the landlord for damages if the premises are not ready on time.

Living there

Can the landlord enter the premises?

A landlord can enter the rented premises without permission, and without giving a tenant any notice, in two situations:

- if the landlord has reason to believe there is an emergency
or
- if the landlord has reason to believe that the tenant has abandoned the premises.

A landlord may also enter the tenant's home without permission, *but only after giving proper notice*, to:

- do repairs
- inspect repairs
- show the premises to prospective buyers, or mortgagees
- show the premises to prospective renters in the last month of a fixed-term tenancy
- show the premises to prospective renters after the landlord or tenant has given notice to end a periodic tenancy.

In these five situations, the landlord must give the tenant written notice at least 24 hours before entering. The landlord can only enter between 8 a.m. and 8 p.m. The landlord cannot enter on a holiday or the tenant's day of worship. It is the tenant's responsibility to tell the landlord, in writing, what the tenant's regular day of worship is, if it is not a Sunday. Otherwise, the landlord can assume that Sunday is the day of worship.

The landlord or the landlord's agent must sign the notice of entry. It must state the reason for entering and the date and time of entry.

Rent increases

Under a fixed-term tenancy agreement, the landlord and tenant agree to the amount of rent a tenant will pay during the entire term of the tenancy. Under a periodic tenancy agreement, the landlord may raise the rent during the tenancy.

There are no controls over the amount by which the landlord may raise the rent under a periodic tenancy agreement. However, the *Residential Tenancies Act* limits the frequency of increases to two a year. The Residential Tenancies Ministerial

Regulation identifies the amount of time that must pass between rent increases.

How much time must pass between rent increases?

Type of periodic tenancy agreement	Amount of time between rent increases
Week-to-week	26 full tenancy weeks
Month-to-month	6 full tenancy months
Any other periodic tenancy	180 days

The landlord must give the tenant written notice of a rent increase. The amount of notice the landlord must give depends on the type of periodic tenancy agreement in question:

- *weekly tenancy*: at least 12 weeks' notice
- *monthly tenancy*: at least 3 months' notice
- *any other type of periodic tenancy*: at least 90 days' notice

Repairs

The landlord is responsible for keeping the premises reasonably safe and in good repair. Standards for safety and comfort are set out in the Housing Regulation and the Minimum Housing and Health Standards under Alberta's *Public Health Act*. The standards can be found on the Internet at:

www.health.gov.ab.ca/public/documents/housing99.pdf

Tenants can contact their local Regional Health Authority for more information.

If a landlord ignores a tenant's request for repairs, the tenant may apply to court:

- to recover damages
- to have the rent reduced to make up for any benefits the tenant has lost because the landlord didn't carry out the landlord's obligations
- to compensate for the cost of performing the landlord's obligations
- to end the tenancy.

Note that a tenant cannot withhold rent when a tenant believes that a landlord is not carrying out a landlord's obligations.

Landlords cannot evict tenants for exercising their rights under the *Residential Tenancies Act* or the *Public Health Act*.

Locks

Neither a landlord nor a tenant can be locked out. If a landlord adds or changes locks, the landlord must give a new key to the tenant right away.

Tenants may want to add or change locks to increase security. They may do so if they get the landlord's permission and give the landlord a key. Without the landlord's permission, tenants may only add locks that can be used from the inside, such as chain locks.

If adding a lock makes holes in the door or frame, the tenant must leave the lock in place when moving out or repair the damage if the lock is removed.

Unauthorized occupants

At the beginning of a tenancy, landlords and tenants should agree on who is allowed to live in the rented premises as a tenant. All tenants' names should be listed in the tenancy agreement. A landlord can give an occupant who isn't allowed to be there 30 days' notice to leave.

In cases where the tenant has moved out, the landlord can give an unauthorized occupant 48-hours' notice to leave. If the occupant does not move out in 48 hours, the landlord can apply to the court for an order for possession. See 'A note about court' on page 6.

Subletting

A tenant may not sublet or assign the rented premises to another party without the landlord's written permission. A landlord may not refuse permission without reasonable grounds. If the landlord decides against the sublease or assignment, the landlord must give the tenant a written reason within 14 days after receiving the request. If the landlord does not answer the request within 14 days, the tenant may assume that the landlord agrees to the sublease or assignment.

Problem tenants

What can a landlord do about the tenant who does or allows significant damage to the premises or who physically assaults the landlord or other tenants? (see also Renting a condominium page 9.)

The landlord can apply to court* to end the tenancy or give the tenant 48 hours' notice to end the tenancy. A 48-hour notice must:

- be in writing;
- be signed by the landlord or the landlord's agent;
- state the reason for eviction; and
- state the time and date that the tenancy ends.

In either case, the landlord may sue the tenant for any damages not covered by the security deposit, once the inspection reports have been completed.

What if the landlord gives a 48-hour notice and the tenant does not move out?

The landlord has five days after the tenancy ends to apply to court* for an order that confirms that the tenancy will end. If the tenant doesn't move and the landlord doesn't apply to court* within five days, the 48-hour notice is no longer valid. This means the tenancy is not ended.

What can a landlord do if a tenant commits a substantial breach, for example, if a tenant damages property and disturbs other tenants?

A substantial breach occurs if:

- a tenant does not carry out any of the tenant's obligations listed on page 2; or
- a tenant commits a series of breaches of the tenancy agreement, and the cumulative effect is damaging.

If a tenant commits a substantial breach, a landlord can:

- apply to court* to end the tenancy; or
- give the tenant a notice of termination at least 14 days before the day the tenancy is to end.

The notice must:

- be in writing;
- be signed by the landlord or the landlord's agent;
- state the reason for termination; and

- state the date that the tenancy ends.

If a tenant objects to the reason for termination, or does not leave at the end of the 14-day notice period, the landlord may apply to court* for an order for possession, if the landlord has not already done so. The tenant may remain on the premises until the court* decides. If the court* issues an order for possession, the tenancy is ended. The tenant must move out by the date given in the order for possession.

To object to the 14-day notice, the tenant must give the landlord a written explanation of why the tenant disagrees with the reasons given in the notice of termination. The landlord must receive it before the 14 days are over.

A note about a 14-day notice of termination

The *Residential Tenancies Act* says that a tenant must be given a notice for substantial breach at least 14 days before the tenancy is to end. This means that the day the notice is given and the day the tenancy ends do not count as part of the 14 days. For example, if the landlord gives the tenant notice on the 4th of the month, the earliest the tenancy can end is the 19th of the same month.

What if a tenant doesn't pay the rent?

The landlord can apply to court* to end the tenancy. Another option for the landlord is to give the tenant a 14-day notice of termination of tenancy. If the tenant pays all the rent owing before the termination date on the notice, the notice becomes ineffective. A tenant cannot object to a 14-day notice for non-payment of rent.

***A note about court**

As of April 1, 2001, Provincial Court will be able to grant: an order terminating a tenancy; an order for the recovery of possession of premises; and an order to vacate premises, under the *Residential Tenancies Act*. Forms and instructions are available at Provincial Court locations or on the Internet at

www.albertacourts.ab.ca/pc/civil/forms/index.htm

The landlord can also hire a Civil Enforcement Agency to carry out a Distress for Rent. This allows the Agency to seize the tenant's possessions to pay for the unpaid rent and costs. This option is only available when the tenant is living in the rented premises. Once the tenant moves, the landlord cannot use a Distress for Rent. A list of Civil Enforcement Agencies can be found in the SuperPages™.

How must a landlord deliver notices?

Landlords must deliver notices in person or by registered mail. If the tenant is not home to receive the notice the landlord can give the notice to another adult who lives with the tenant or, the landlord can post the notice in plain sight on the rented premises.

Moving out

When can a landlord end a periodic tenancy?

Landlords can only give notice to end a tenancy under certain conditions. These are:

- The landlord or a relative of the landlord wants to move in. (The relative does not necessarily have to be a blood relative, and for example, could be a nephew, niece, adoptee, cousin, or the relative of a spouse.)
- The landlord agrees to sell the premises, all conditions of the sales agreement have been satisfied or waived and the buyer or a relative of the buyer wants to move in. In this case, the buyer must ask the landlord in writing to give the tenant a notice to end the tenancy.
- The premises are a detached or semi-detached dwelling (for example, a house or a duplex) or one condominium unit. The landlord agrees to sell the premises and all conditions of the sales agreement have been satisfied or waived. In these cases, the buyer must ask the landlord in writing to give the tenant a notice to end the tenancy. Neither the buyer nor the buyer's relatives have to occupy the premises.
- The landlord intends to demolish the building that the tenant lives in.
- The landlord intends to do major renovations that require the premises to be unoccupied. Major renovations do not include painting, replacing of floor coverings, or routine maintenance.

- The landlord intends to use or rent the premises for a non-residential purpose.
- The landlord is an educational institution and the tenant was a student at the beginning of the tenancy. In this case, the landlord may end the tenancy if the tenant is no longer a student or will no longer be a student once the notice period for termination of tenancy has passed.

It is now an offence under the Residential Tenancies Act if:

- the tenant moves out because the landlord gave notice to end the tenancy, and
- the landlord did not use the premises for the reasons set out in the notice within a reasonable time after the termination date in the notice.

Proper notice

Both landlords and tenants involved in periodic tenancy agreements must put their notice to end a tenancy in writing. *Landlords must include their reason for ending the tenancy.*

The notice must include:

- the address of the premises;
- the date the tenancy will end; and
- the signature of the person giving notice.

The amount of notice required depends on:

- whether it's the landlord or the tenant giving the notice
- the type of periodic tenancy; for example, week-to-week or month-to-month.

The notice **must** be delivered in person, or by registered mail. If it goes by mail, a landlord should send the notice to the address of the rented premises. A tenant should send the notice to the address where the rent is paid or to the address identified in the "notice of landlord."

If the landlord can't serve notice by these methods because a tenant is rarely home, the landlord can give the notice to another adult living with the tenant or post the notice in plain sight on the rented premises.

How much notice is required?

Week-to-week tenancies:

The landlord must give the tenant one week's notice. Notice is to be given on or before the first day of the tenancy week, to be effective on the last day of the tenancy week.

The tenant must give the landlord one week's notice. Notice is to be given on or before the first day of the tenancy week, to be effective on the last day of the tenancy week.

Month-to-month tenancies:

The landlord must give the tenant three months' notice. Notice is to be given on or before the first day of the three-month notice period.

The tenant must give the landlord one month's notice. Notice is to be given on or before the first day of the one-month notice period.

An example: Joe has a month-to-month tenancy. It begins on the first day of the month and ends on the last day of the month. He decides to move out by September 30. He must give the landlord notice on or before September 1. If Joe's landlord wanted Joe to move out by September 30, the landlord would have to give Joe notice on or before July 1.

When does the tenant have to move out?

The Act says that unless the landlord and tenant agree to a different time, a tenancy ends at 12 noon on the last day of the tenancy. This time does not apply if the landlord has given the tenant a 48-hour notice of termination.

The moving-out inspection report

A landlord and tenant must complete the final inspection of the premises within one week before or after the tenant moves out. The premises should be vacant when the inspection takes place, unless the landlord and tenant agree otherwise. *See the Inspection report on page 3.*

Returning the security deposit

Tenants have a right to get their security deposits back after they move out. They will get the full amount of the deposit, plus any interest owing, if the following conditions are met:

- No damage has been done, beyond *normal wear and tear*. The legislation defines normal wear and tear as the deterioration that occurs

over time with the use of the premises even though the premises receive reasonable care and maintenance.

- The premises have been properly cleaned. It's a good idea for landlords to supply tenants with a list of what is expected.
- No rent is owing.

Otherwise, the landlord has the right to keep part or all of the security deposit to cover these costs. If the damages exceed the security deposit, the landlord can take legal action to claim for money owing.

If there are no deductions for cleaning or repairs, the landlord must pay the tenant the full deposit plus interest within 10 days of the day that the tenant gave up possession of the premises. If there are deductions, the landlord must do one of two things within 10 days:

- Return the balance of the deposit to the tenant with a statement of account that lists the damages and repair costs as well as details of cleaning charges.
or
- Give the tenant an estimate of the deductions to be made and return any money that won't be used. The tenant must receive a final statement and any money owing within 30 days after the tenancy ends.

Landlords cannot make deductions for damages if the inspection report requirements have not been met. See page 3.

What if the tenant leaves belongings?

Sometimes a tenant moves out or abandons the premises but leaves belongings there. A landlord has the immediate right to dispose of the goods if a landlord believes they are worth less than \$1,000, or if the value of the goods will depreciate substantially while the goods are in storage (for example, if they will spoil). If the abandoned goods are worth \$1,000 or more, the landlord must store the goods for 30 days.

Before the tenant can reclaim possessions, the tenant must pay the landlord all moving and storage costs. The landlord must return the tenant's possessions once these costs have been paid. If the tenant does not claim the goods within

30 days, the landlord can sell the goods by public auction or, with the approval of a court, by private sale. The landlord can use the money to pay the costs of transporting, storing and selling the goods. The landlord can also keep any money that the tenant owed for rent or damaged property. If there is money left after these payments, the surplus goes to the Provincial Treasurer.

The landlord must prepare an affidavit that lists all costs of removing, storing, and selling the goods, plus any costs for repairs and rent owing. The affidavit must be mailed to the tenant at the tenant's last known address. The landlord must also file a copy of the affidavit with Alberta Government Services.

Offences for which a landlord can be charged

The following are chargeable offences under the Act, for which a landlord can be fined up to \$5,000 when convicted:

- taking more than one month's rent as a security deposit, or raising the amount
- failing to put security deposits into a trust account within two banking days
- putting money that is not a security deposit into the trust account
- failing to provide a "notice of landlord"
- failing to give proper notice of entry
- terminating a tenancy because the tenant made a complaint under the *Residential Tenancies Act* or the *Public Health Act*
- failing to pay interest on a security deposit
- failing to return a security deposit or provide a statement of account within 10 days; or, if the repair costs aren't finalized, failing to provide an estimated statement of account and any refund within 10 days
- failing to provide the tenant with the balance of the security deposit, if any, and a final statement of account for the estimated deductions within 30 days after the tenant gave up possession of the premises (if the landlord is entitled to make a deduction)
- deducting money from the security deposit for damages if proper inspections were not carried out

- failing to go ahead with the reasons for giving notice to end a periodic tenancy within a reasonable time after the tenant moved out
- contravening the regulations or an Order of the Court.
- **Note: Landlords and tenants can be fined up to \$5,000 if they change the locks and do not provide the other party with a key.**

Renting a condominium

There are different rules for landlords and tenants when condominium owners rent their units. If there is a conflict between the *Condominium Property Act* and *The Residential Tenancies Act*, the *Condominium Property Act* applies.

Unit owners' responsibilities

Before renting, owners must provide the following information in writing to the condominium corporation (the corporation):

- notice that they intend to rent their unit;
- their address for service; and
- the amount of rent they are charging for the unit

Within 20 days of the tenancy starting, the owner must also tell the corporation in writing what the tenant's name is.

If the corporation asks for a deposit, owners must pay it. (See *The corporation's responsibilities*.)

Owners also agree that renters will not damage the corporation's property and the common property, and that renters will follow the corporation's by-laws. These are conditions of the tenancy and override the tenancy agreement and the *Residential Tenancies Act*. Damage doesn't include normal wear and tear.

Owners must give the corporation notice in writing that the unit is no longer rented, within 20 days of the tenancy ending.

Renters' responsibilities

Over and above tenant's obligations under the *Residential Tenancies Act* tenants also agree to follow the corporation's by-laws and to not damage the corporation's property or the common property. These are conditions of the tenancy and override

the tenancy agreement and the *Residential Tenancies Act*.

Tenants need to know what the by-laws say.

The corporation can also direct tenants to pay rent to the corporation instead of the landlord if the landlord hasn't paid the condominium contributions (fees). If this happens, the rent is deemed to have been paid to the landlord.

The corporation's responsibilities

Owner's deposit

The corporation can ask unit owners for a deposit of up to a maximum of one-month's rent to be charged for the unit. This may be used to repair or replace condominium property, common property and exclusive use common property damaged, destroyed, lost or removed by the tenant. The *Condominium Property Act* does not say the corporation must pay interest on this deposit. The landlord cannot ask the tenant to pay this deposit.

When the owner tells the corporation that the unit isn't rented, the corporation has to within 20 days:

- return the deposit
- give the owner a statement of account showing the amount used and any money left over, or
- give the owner an estimated statement of account showing how it intends to use the deposit, and within 60 days after delivering the estimate, give the owner a final statement and any money left over.

Evicting a tenant

The corporation can evict a tenant for damaging the property or not following the by-laws. This notice takes effect the end of the month following the month the notice is given. For example, if the corporation gives notice in September, the tenancy ends on October 31. This effective date overrides the tenancy agreement and the *Residential Tenancies Act*. The tenant doesn't have the right to give the corporation a notice of objection.

If the tenant doesn't move out, the corporation or can go to the Court of Queen's Bench for an order requiring the tenant to move.

A corporation can go directly to the Court of Queen's Bench for an order requiring the tenant to move if:

- the tenant does excessive damage to the corporation's property or the common property; or
- the tenant is a danger to or is intimidating the owners or other renters.

The corporation must serve any notices or orders on the landlord.

If the eviction goes to court, the tenancy ends when the court orders the tenant to leave. The court can also make any other order it considers reasonable.

Note, condominium corporations cannot use the Provincial Court after April 1, 2001 to end a tenancy, recover possession or get an order to vacate the premises.

Where to get more information Forms

Residential Tenancies Act forms are sold by:

- Landlord and Tenant Advisory Boards (see below)
- the Calgary Apartment Association www.calapt.org (403-265-6055), and
- the Edmonton Apartment Association (members only) www.eaa.ab.ca (780-413-9773)

Contact these organizations for more information about prices and who they serve. Alberta Government Services does not provide forms.

Landlord and Tenant Advisory Boards

Landlords and tenants can get answers to their questions about landlord and tenant matters, and forms (for a fee) from their local Landlord and Tenant Advisory Board.

Edmonton: (780) 496-5959

(Edmonton residents only)
24-hour automated telephone system
(780) 496-5959

<http://www.edmonton.ca> Click on:

- Community & People Services
- Housing Services
- Landlord & Tenant Advisory Board

Fort McMurray: (780) 743-5000 (Municipality of Wood Buffalo residents only)

www.woodbuffalo.ab.ca/landlord

Red Deer: (403) 343-0410

(Red Deer and District residents)

www.mycommunityinformation.com/ltt

If there is no Advisory Board in your community, contact:

Alberta Government Services

Edmonton: (780) 427-4088

Toll-free in Alberta: 1-877-427-4088

Reference guide

A Reference Guide to Landlord and Tenant Law in Alberta was produced by the University of Alberta Legal Studies Program. This extensive guide is available on the Access to Justice Network at www.acjnet.org/docs/landten/index.html

Canadian Mortgage and Housing Corporation (CMHC) has designed publications to help Canadians with their housing needs. "Your Guide to Renting a Home" can be found at the following web address:

www.cmhc-schl.gc.ca/en/bureho/reho/index.cfm

Queen's Printer

You can order a copy of the *Residential Tenancies Act* and regulations from the Queen's Printer Bookstore.

Queen's Printer
Bookstore
John J. Bowlen Bldg
602, 620 7 Avenue SW
Calgary, Alberta
T2P 0Y8

Queen's Printer
Bookstore
10611 98 Avenue
Edmonton, Alberta
T5K 2P7

Phone: (403) 297-6251
Fax: (403) 297-8450

Phone: (780) 427-4952
Fax: (780) 452-0668

or from the Web site at www.qp.gov.ab.ca

A current version of this document is available on the Alberta Government Services' Web site at www.gov.ab.ca/gs then click on Landlord & Tenants.

If you need more copies of this tipsheet, you have permission to photocopy. Please call our office to make sure you have the most up-to-date copy.