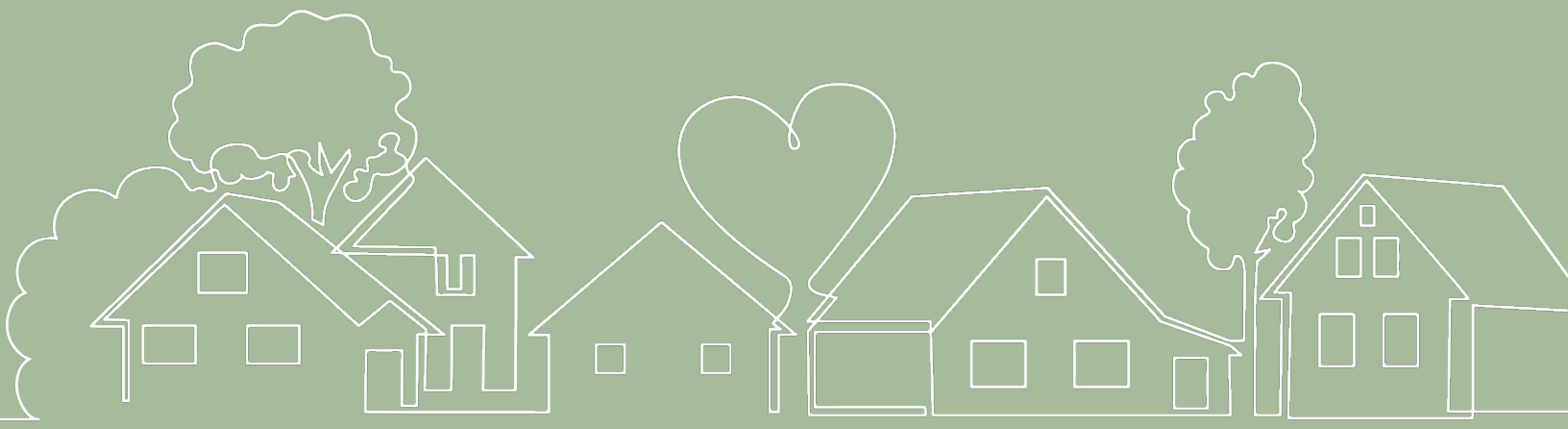
TOOLKIT

Landlords Housing Rights

SAFE PASSAGE



Native Women's Association of Canada

L'Association des femmes autochtones du Canada

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SAFE PASSAGE

INTRODUCTION

The Native Women's Association of Canada (NWAC) is committed to advocating for Indigenous Women, Girls, Two-Spirit, Transgender, and Gender-Diverse+ (WG2STGD+) People's access to safe and affordable housing. This toolkit will equip landlords with essential information on what is required before entering a tenancy agreement, fundamental housing rights, and finally, a set of resources and forms for each province and territory.

What is a landlord?

A landlord is a property owner who chooses to lease or rent their property, such as a house or apartment. Landlords are legally required to maintain a minimum standard of health, safety, housing, and maintenance of their property while maintaining an acceptable standard of living throughout the duration of a tenancy. According to Canada Mortgage and Housing Corporation (CMHC), landlords must also:

- Keep the rental unit in a good state of repair and meet minimum housing standards.
- Ensure service utilities are delivered to the unit, unless the tenant has agreed to obtain these services themselves.
- Allow tenants, and their guest(s) to have reasonable enjoyment of the rental property without interference.
- Not seize the rental unit from the tenant for a breach of obligation before engaging in the legal process.
- Not harass, obstruct, coerce, threaten, or interfere with the tenant.

What is a tenant?

A tenant is an individual who occupies or temporarily possesses a rental property, such as a house or apartment. CMHC has outlined the responsibilities of tenants when occupying a property; tenants must:

- Pay their rent on time.
- Keep the rental unit clean and repair damages caused by their willful or negligent actions.
- Not harass, obstruct, coerce, threaten, or interfere with the landlord.
- Contact the landlord when serious problems arise that require need repairs or services.
- Allow landlords to enter the rental unit for repairing and showing the unit when provided with proper notice.

What is a lease?

A lease, also referred to as a rental A lease, also referred to as a rental agreement, is an agreement between a landlord and tenant that sets out the terms of renting a property. In Canada, leases are written, verbal, or implied agreements and outline the rental terms, responsible parties, rental amenities, duration, and measures for ending the lease. It is recommended to have a lease in writing that establishes the terms and conditions of the agreement. A written lease can be vital to resolving conflicts arising during the rental period.

What do I need to include in a lease?

When creating a lease, landlords should consult provincial/territorial residential tenancies laws and standard form leases. These documents will provide landlords with relevant knowledge into what they can, and cannot, include in a rental agreement. If landlords include terms that contradict the law, then the agreement may be void. Landlords should consider consulting local rental boards, should they want to review their lease. While standard lease agreements may differ between provinces and territories, lease agreements typically include the following:

- Names and contact information of the landlord(s) and tenant(s).
- Type of rental agreement (periodic or fixed term).
- Address of the rental property.
- Agreed upon monthly rent.
- What amenities are included in rent.
- When, and the frequency, of rent to be paid each month.
- Security deposit amount.
- Tenant and landlord responsibilities.
- Conditions for ending a rental agreement.
- Emergency contact information.
- Pet deposit(s), where applicable.

A rental agreement cannot take away any of rights of the tenant(s), as outlined in each province/territories *Residential Tenancies Act.* Provinces and territories currently recognize two types of leasing agreements:

1. Fixed Term Agreements: These begin and end on specific dates, determined in the rental agreement.
2. Periodic Rental Agreements: These begin on a specific date but do not have a set end date. In a periodic lease, both the landlord and tenant may end tenancy by providing proper notice. These agreements can be week-to-week, month-to-month, and/or year-to-year.

After agreeing to a lease, landlords should keep a signed and dated copy of the lease for their records. Keeping a physical or digital copy of the lease will be important when working with the tenant and understanding your rights as a landlord.

Can I screen prospective tenants?

Before entering a lease, landlords may consider performing a credit check and/or rental history check on prospective tenant, with their consent. In almost all provinces but New Brunswick, Manitoba, and Northwest Territories, landlords may complete credit checks with consent of the prospective tenants. Landlords may also ask for a copy of a potential tenant's ID to help ensure the tenant has properly identified themselves. In all provinces and territories landlords are allowed to require tenants to fill out an application before entering into a rental agreement. Applications may ask prospective tenants to identify rental references (i.e., past, or current landlords) and for description of the prospective tenant's rental history.

What should I do when a tenant moves into a rental unit?

When a tenant is moving into a rental unit, i crucial that landlords document the proper condition. By documenting the rental unit's condition, landlords can establish a baseline for the unit at the end of the rental agreement. In British Columbia and Yukon, Condition Inspection Reports are required under the law, and must be completed by the landlord and tenant during the move in process; however other jurisdictions do not require units to be inspected. Landlords should consider having the rental unit cleaned before a new tenant

moves in, which will also set a standard for what the unit should look like at the end of tenancy.

What should I do when a tenant is moving out of a rental unit?

After providing/receiving proper notice to/from a tenant, landlords should conduct a final inspection of the rental unit. In provinces/territories where landlords collect security deposits, they may be claimed if the rental unit needs to be repaired following the end of the rental. When landlords keep security deposits, tenants seek an explanation as to why the deposit was not returned. If the tenant disagrees with a landlord's decision, the tenant may work with local tenancy boards to try to have the deposit returned. In this event, having a report of damages will assist a landlord in providing proof to the local Landlord and Tenancy Board of the rental unit's condition.

What type of resources are available to landlords?

Provinces and territories often have their own rental authorities, landlord advocacy agencies, and landlord and tenant boards that manage complaints and disputes between tenants and landlords. These organizations can provide support in explaining landlord rights and can help landlords respond to complaints. It is important to remember both tenants and landlords have rights, and proper pathways must be explored when working through a dispute. Most disputes can usually be resolved by providing notice and meeting with the tenant to mitigate issues.

DEPOSITS

In Canada, each province and territory, **other than Quebec**, allows property owners to collect security deposits from tenants. Property owners should ensure they provide tenants with a receipt for any payments made by the tenant. Receipts should show the amount paid, the date of payment, and parties involved in the transaction.

Where the tenant pays rent monthly, the deposit cannot be more than one month's rent. However, **in Manitoba and Nova Scotia, security deposit are restricted to half of one month's rent. In Newfoundland and Labrador, security deposits are limited to 3/4 of one month's rent**. In weekly tenancy agreements, a security deposit can be no more than one week's rent. At the end of a tenancy, landlords may keep the security deposit to cover last months rent, or any damages to the unit. In Ontario, landlords can only keep a security deposit to cover last month's rent and not for any damage made by the tenant. Landlords are required to notify a tenant(s) in writing as to why their deposit is being held, should they choose to keep the deposit.

Landlords are allowed to collect pet deposits in British Columbia, Manitoba, Ontario, Quebec, and the Northwest Territories. Pet deposits must be returned following the end of tenancy, unless it is used to pay for damages to the rental unit caused by the animal.

Rent Increase:

In Canada, landlords are restricted from increasing rent until a minimum of 12 months has passed since the start of tenancy. In most provinces and territories, rent increases are based on a percentage equal to inflation; however, in Newfoundland and Labrador and Nova Scotia there are no restrictions on an amount rent can be increased. In all provinces and territories, landlords are required to provide tenants with written notice of a rent increase prior to the anticipated rental increase date. Notice requirements are different in each province and territory and are outlined below:

Two-Month Notice:	Three-Month Notice:	Four-Month Notice:	Six-Month Notice:
Saskatchewan, and Quebec (Quebec requires one- to two-months' notice for a monthly lease).	British Columbia, Manitoba, Northwest Territories, Nunavut, Ontario, Prince Edward Island, and Quebec (Quebec requires three- to six-months' notice for a yearly lease).	Nova Scotia.	Newfoundland and Labrador.

Rental increase disagreements can be challenged by tenants. In these instances, both landlords and tenants will have to meet with the *Residential Tenancy Office* to resolve the dispute.

Late Payments:

All provinces and territories allow landlords to evict tenants when rental payments are late. However, landlords must provide notice, in writing, of late payment, or a dedicated eviction notice must be issued to the tenant. Once the tenant receives an eviction notice, the tenant has the following number of days to vacate the property:

10 Days:	14 Days:	15 Days:	Landlords' Discretion:	Tribunal Decision:
British Colombia, Prince Edward Island, and Newfoundland and Labrador.	Alberta, Ontario, and Yukon Territory.	Nova Scotia, New Brunswick, and Saskatchewan.	Manitoba (usually 30 days).	Quebec (based on when the Tribunal delivers on a decision).

In all province and territories, **except Ontario**, landlords are permitted to charge their tenant with a late rental fee. Landlords may also choose to work with their tenants to come to an agreement on how outstanding rental payments will be paid.

Eviction:

All provinces and territories require landlords to provide tenants with appropriate eviction notice. The eviction notice will usually include detailed information on a reason for the eviction, an expected move out date, and the landlord's—or the landlord's agent's—signature. Tenants may continue to occupy the rental premises if payments are being made, in accordance with the order, unless the court or the *Residential Tenancy Offices* orders otherwise. Some common reasons landlords can evict tenants include:

- **Breaching a rental agreement.**
- **Not maintaining the rental property.**
- **Illegal activities.**
- **Threating or disturbing others.**
- **Late payments.**

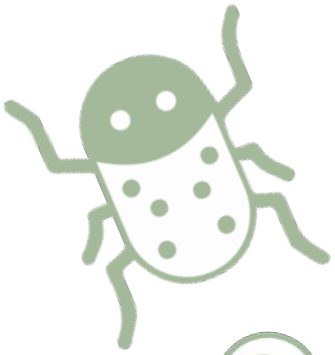
Maintenance:

Landlords must provide rental units that are fit for habitation and meet provincial or territorial health and safety standards. This means landlords must ensure all services and facilities outlined in the tenancy agreement are kept in good condition. Landlords are responsible for the general maintenance and repair of the rental property, unless damage to the property was caused by negligent tenant actions, in which case the tenant will be responsible for making the appropriate repairs.

Tenants are responsible for day-to-day maintenance of the rental unit and are responsible for informing the landlord of any issues that may arise during their tenancy. Tenants must provide their landlord with enough time to make necessary repairs, but if the landlord refuses to make any repairs the tenant can contact their local *Residential Tenancy Office* to file a complaint. If a landlord has taken necessary actions to make a repair, the tenant(s) must abide by instructions given by the landlord, on either preparing the rental unit, or allowing access for the landlord or maintenances person to enter the property.

Dealing with pest infestation:

Landlords must provide a rental property free of infestation. If there are any infestations issues, the landlord must act appropriately to exterminate. The tenants must also ensure they take all necessary measures to avoid any pest infestation occurring in the rental property.



PETS/SUPPORT PETS, AND SMOKING

In all provinces and territories, **except Ontario**, landlords can prohibit tenants from having pets in the rental property. Landlords can restrict pets based on their type and size, as well the number of animals a tenants may have as pets in a rental unit. If a tenant breaks rules around pets established in the rental agreement, they may be subject to penalties. However, all provinces have rules that protect the rights of service animals and their users—these individuals cannot be refused a rental due to a service animal.

Smoking: Landlords of all provinces and territories can include a "no-smoking" clause in their agreements.

TERMINATING A LEASE

A fixed term lease does not require a termination notice to end the rental agreement; instead, the lease will end on the date stated in the agreement. If tenants wish to terminate the rental agreement, they must provide the landlord with written notice. Each province and territory has differing minimum notice requirements for month-to-month leases. They are as follows:

One-Month:	Two-Months:
Alberta, British Colombia, Manitoba, New Brunswick, Newfoundland and Labrador, Northwest Territories, Nova Scotia, Nunavut, Quebec, Saskatchewan, and Yukon Territory.	Ontario, and Prince Edward Island.

LANDLORDS AND DOMESTIC VIOLENCE

Landlords can play a key role in preventing, and reducing, domestic violence in their properties. Landlords can also support individuals experiencing violence or abuse. In many instances, landlords avoid becoming involved in the affairs of their tenants out a fear of repercussions. However, intervention can help ensure the safety of individuals living in their rental units. Some things landlords can do to reduce violence in their properties include:

- Inform tenants about violence and local victim services.
- provide referral information to tenants.
- relocating tenants (where possible).
- terminate leases early to help tenants escape abuser(s).
- Call the police if they expect a tenant is in immediate danger.[1]

Landlords should be considerate of the needs of their tenants; however, it is important not to jump to conclusions. Instead, landlords should refer victims to appropriate resources and respect the decisions of their tenant(s). While it may be difficult to understand why tenants make certain decisions, landlords should understand the tenant's situation is complex and should support a victim as much as possible.

In Canada, landlords may be able to evict an abuser depending on the abuser's tenancy status. In instances where the abuser is not listed as a tenant, the landlord may be able to serve the abuser with a notice to vacate. Unfortunately, if an abuser and victim each have tenant status, a landlord may choose to terminate the lease in its entirety. Standard form leases often include terms to allow landlords to evict tenants to protect the safety of others occupying the property. Landlords and tenants may choose to sign a new rental agreement, following the end of the previous agreement.

Can a tenant end their lease if they are experiencing violence?

In all provinces and territories, except for Nunavut, Residential Tenancy Acts contain measures to assist tenants with ending their rental agreement when experiencing violence.

1 Centre for Public Legal Education Alberta. "Domestic Violence Toolkit for Landlords." Retrieved from: https://www.cplea.ca/wp-content/uploads/DVToolkitForLandlords.pdf.

However, each province and territory has its own requirements for tenants to end a rental agreement due to violence. Below are requirements for ending a rental agreement in each province/territory:

PROVINCE / TERRITORY	NOTICE PERIOD	DOCUMENTATION FROM TENANT
ALBERTA	28 days	• Certificate: Confirming the Grounds to Terminate Tenancy.
BRITISH COLUMBIA	One month	• Completed and signed Ending Fixed-Term Tenancy Confirmation Statement. • Written notice to end tenancy.
MANITOBA	One month	• Form 7: Notice of Termination. • Certificate to End Tenancy.

NEW BRUNSWICK	One month	• Written notice to end tenancy.
		• Tenants may also be asked to provide:
		  • An emergency intervention order.
		  • An order of the court.
		  • A signed third-party declaration.

NEWFOUNDLAND AND LABRADOR	28 days	• Certificate issued by the Director of Residential Tenancies. • Written notice to end tenancy.
NOVA SCOTIA	One month	• Written Notice to Quit. • Certificate from the Director of Victim Services confirming the circumstances.
P.E.I.	One month	• Notice of Termination for Family Violence or Abuse.
QUEBEC	Two months	• Notice of Termination of lease because of spousal or sexual aggression. • Attestation of a public officer.
SASKATCHEWAN	One month	• Notice to Landlord to Terminate a Fixed Term Tenancy for Interpersonal Violence. • Certificate Confirming Safety Risk.
NORTHWEST TERRITORIES	30 days	• Rental Officer Order to End Tenancy.
YUKON TERRITORY	One month	• Notice to End Tenancy.

After being served a Notice to End Tenancy, landlords should consider waiting to advertise the unit until all parties have left the rental property. In Ontario and PEI, the Residential Tenancies Acts prevents landlords from advertising the rental unit until after the property has been vacated. This can be critical to ensuring the safety and privacy of victims.

What should landlords look for if they think their tenant is experiencing violence?

Although warning signs of violence and abuse may not always be apparent, there are several relating to the individual, property, and other tenants that may raise concern. Some warning signs are outlined below:[2]

ORIGIN:	WARNING SIGNS:
TENANT	• Repeated late payments. • Noticeable injuries and/or attempts to cover injuries. • Expression of fear. • Fewer visitors and/or leaving the unit less frequently.
PROPERTY	• Excessive damage to property (windows, walls, mirrors, doors).
OTHER TENANTS	• Other tenants expressing concern over what is occurring on the property. • Noise complaints from other tenants or surrounding property owners.

However, these warning signs do not always mean someone is in a violent or abusive relationship. Landlords should try to have a conversation with any tenant(s) they believe are being abused before making assumptions about what is happening. Should the tenant(s) be open to a conversation, landlords should try to guide them toward accessing appropriate resources.

2 Centre for Public Legal Education Alberta. "Domestic Violence Toolkit for Landlords." Retrieved from: https://www.cplea.ca/wp-content/uploads/DVToolkitForLandlords.pdf.

RESOURCE LIST

Below tenants can find a simplified version of the Residential Tenancy Act, covering common questions and concerns regarding renting, and any forms needed during the tenancy.

ALBERTA:

Residential Tenancies Act: A legal, binding document, outlining responsibilities of landlords and tenants.

Residential Tenancies Act Handbook: Simplified version of the Act, providing a guide on renting for both landlords and tenants.

Forms and Documents: Applications and forms needed during tenancy.

Consumer Contact Centre: 780-427-4088 or 1-877-427-4088 **rta@gov.ab.ca**

Residential Tenancy Dispute Resolution Service: 780-644-3000 **http://servicealberta.ca/landlord-tenant-disputes.cfm**

Edmonton Landlord and Tenant Advisory Board: 780-413-5959 **www.edmonton.ca (search landlord and tenant)**

Red Deer–Central Alberta Community Legal Clinic: 403-314-9129 **http://www.communitylegalclinic.net/**

Alberta Residential Landlord Association: 780-413-9773 **http://www.albertalandlord.org/**

Calgary Residential Rental Association: 403-265-6055 **http://www.crra.ca**

Laws For Landlord and Tenants in Alberta: This website provides additional information regarding landlord and tenant responsibilities in Alberta.

BRITISH COLUMBIA:

Residential Tenancy Act: A legal, binding document, outlining responsibilities of the landlords and tenants.

Tenancy Forms: Applications and forms needed during tenancy.

Residential Tenancy Branch: 604-660-1020 (Lower Mainland), 250-387-1602 (Victoria), 1-800-665-8779 **HSRTO@gov.bc.ca**

Information for New Landlords: Guide created by the Government of British Columbia to support new landlords.

Residential Tenancy Agreement: This application sets out a standard lease agreement between landlords and tenants.

Landlord BC: Landlords BC is a resource for owners and managers of rental housing, offering support to landlords in the province.

Professional Association of Managing Agents: This organization helps promote professional and ethical residential property management in B.C.

SASKATCHEWAN:

Residential Tenancies Act: A legal, binding document, outlining responsibilities of the landlord(s) and tenant(s).

Office of Residential Tenancies: 888-215-2222 ORT@gov.sk.ca

Tenancy Agreements: This site outlines what must be included in the Residential Tenancy Agreement.

Settling Disputes and Steps to a Hearing: This site outlines how landlords and tenants can work to resolve disputes during a rental.

Rights and Responsibilities of Landlords and Tenants: This site outlines rights and responsibilities of landlords and tenants.

Month-to-Month Lease: Example of a month-to-month lease, provided by the Government of Saskatchewan.

Weekly Tenancy Lease: Example of a weekly tenancy lease, provided by the Government of Saskatchewan.

Fixed Term Tenancy Agreement: Example of a fixed-term tenancy agreement, provided by the Government of Saskatchewan.

MANITOBA:

Residential Tenancies Act: A legal, binding document, outlining responsibilities of the landlords and tenants.

Landlord Information: Provides information on common issues faced and/or experienced by landlords.

Residential Tenancies Branch: 204-945-2476 or 1-800-782-8403 rtb@gov.mb.ca

Residential Tenancies Branch–Brandon: Office 204-726-6230 or 1-800-656-8481 rtbbrandon@gov.mb.ca

Residential Tenancies Branch–Thompson Office: 204-677-6496 or 1-800-229-0639 rtbthompson@gov.mb.ca

Fact Sheets: The province offers additional online fact sheets and tools that can be used to gain a greater understanding of landlord and tenant rights and responsibilities.

Forms: Forms provided by the Province of Manitoba, that can be used by both landlords and tenants.

ONTARIO:

Residential Tenancies Act: A legal, binding document, outlining responsibilities of the landlords and tenants.

Renting in Ontario: Your Rights: This website outlines laws that affect landlords and tenants in Ontario.

Residential Tenancy Agreement (Standard Form of Lease): This is a standard form of a lease, provided by the Government of Ontario, for landlords entering into rental agreements.

Guide to Ontario's Standard Lease: This website establishes further guidelines for leases in Ontario.

Rental Housing Enforcement Unit: 416-585-7214 or 1-888-772-9277 RHEU.info@ontario.ca

Dispute Resolution: Valuable information on resolving disputes between landlords and tenants.

Landlord and Tenant Board: 416-645-8080 or 1-888-332-3234 LTB@ontario.ca

Local Service Manager: Managers can help tenants find affordable housing.

NEW BRUNSWICK

Residential Tenancies Act: A legal, binding document, outlining responsibilities of the landlords and tenants.

Standard Form of Lease: Standard form for lease agreement.

Renting in New Brunswick: A guide created for landlords and tenants, by the Government of New Brunswick, on renting in the province.

Landlord Rights and Responsibilities: Rights and responsibilities of landlords in the province.

Standard Form Lease: This is a standard form of a lease that can be used by landlords and tenants in the province.

Forms: This website provides relevant forms to be used by landlords and tenants throughout the duration of a rental.

First-Time Landlords: This website provides valuable information for first-time landlords in New Brunswick.

Dispute Resolution: Through this website, landlords and tenants can file applications for assistance to resolve disputes.

Service New Brunswick–Rental Support: 1-888-762-8600 **irent@snb.ca**

Residential Tenancies Tribunal: 1-855-658-3096 **irent@snb.ca**

NEWFOUNDLAND AND LABRADOR:

Residential Tenancies Act: A legal, binding document, outlining responsibilities of the landlords and tenants.

Standard Rental Agreement: Used between a landlord and tenant when entering a lease.

Landlord's Request for Repairs: Landlords can use this form to request a tenant make repairs.

Guideline on Rental Housing: The Human Rights Commission provides guidance for landlords on service animals.

Landlord's Notice to Terminate Early–Cause: A landlord can use this to terminate a leave and/or provide any reason for an eviction.

Landlord's Notice to Terminate–Standard: Landlords can use this form to terminate a lease.

Applications and Forms: Additional application and forms.

Landlord and Tenant Information: Additional guides for landlords and tenants.

Landlord and Tenant Support: Telephone: 709-729-2608 or 1-877-829-2608 Email: **landlordtenant@gov.nl.ca**

Dispute Resolution: Through this website, landlords and tenants can file applications for assistance to resolve disputes.

NOVA SCOTIA:

Residential Tenancies Act: A legal, binding document, outlining responsibilities of the landlords and tenants.

Standard Form of Lease: Used between a landlord and tenant, when entering a lease.

Application to the Director: Used to resolve a dispute between a landlord and tenant.

Landlords Notice to Quit (Form D): This form can be used by a landlord to provide a tenant with notice that they must leave the property, due to failure to pay rent.

Residential Tenancy Forms: Additional applications and forms.

Residential Tenancies Guide: Renting guide for both a landlord and tenant.

Residential Tenancies Guide: Ending a tenancy guide for both a landlord and tenant.

Dispute Resolution: Through this website landlords and tenants can file applications for assistance to resolve disputes.

Residential Tenancies Office: Phone: 902-424-5200 Toll-free: 1-800-670-4357 or 1-877-404-0867 Email: **askus@novascotia.ca**

Cape Breton Housing Authority: Phone: 1-800-565-3135 Email: **CBIHA.application@novascotia.ca**

Cobequid Housing Authority: Phone: 902-667-8757 (Amherst), 902-893-7235 (Truro) Email: **CHA.application@novascotia.ca**

Eastern Mainland Housing Authority: Phone: 902-752-1225 (New Glasgow), 902-863-1259 (Antigonish), 902-533-2292 (Guysborough) Email: **EMHA.application@novascotia.ca**

Metropolitan Regional Housing Authority: Email: **ApplicationsMRHA@novascotia.ca**

Western Regional Housing Authority: Phone: 902-681-3179 (New Minas), 902-825-2922 (Middleton), 902-543-8200 (Bridgewater), 902-742-4369 (Yarmouth)
Email: **WRHA.application@novascotia.ca**

NORTHWEST TERRITORIES:

Residential Tenancies Act A legal, binding document, outlining responsibilities of the landlords and tenants.

Rental Office: 1-867-767-9254 or 1-800-661-0760 rentaloffice@gov.nt.ca

Residential Tenancies Act: This document provides information to landlords and tenants on regulations, lease agreements, and more.

Information About the Residential Tenancies Act for Landlords and Tenants: The Rental Office offers landlords and tenants further insight into rental units.

Landlords' responsibilities: The Government of the Northwest Territories has established the different responsibilities for landlords, as set out in this website.

Dispute Resolution: Through this website, landlords and tenants can file applications for assistance to resolve disputes.

NUNAVUT:

Residential Tenancies Act: A legal, binding document, outlining responsibilities of the landlords and tenants.

Nunavut Housing Corporation: Tel: 867-975-7200

Residential Tenancies Office: Department of Justice Government of Nunavut P.O. Box 1000 Station 590 Nunavut, X0A 0H

Rentals Officer: Tel.: 867-975-7291 Email: rentaloffice@gov.nu.ca

Forms and Applications: The Government of Nunavut has provided a list of relevant forms and documents that are commonly used during a rental agreement.

PRINCE EDWARD ISLAND:

Rental Of Residential Property Act A legal, binding document, outlining responsibilities of the landlord(s) and tenant(s).

Standard From Rental Agreement: Used between a landlord and tenant, when entering a lease.

Notice of Termination: Landlord's notice of termination for a tenant.

Rental Unit Condition Report: Can be used by landlords to report conditions of a rental unit at the start and end of tenancy.

Applications and Forms: Additional applications and forms.

Renting on PEI–A Guide for Landlords: Created by the Community Legal Information, Law Foundation of Prince Edward Island, and the Government of PEI, and provides landlords with information on renting properties.

The Rental Office/The Office of the Director of Residential Rental Property: 902-368-4180 **askrental@peirentaloffice.ca** **www.peirentaloffice.ca**

QUEBEC:

Act respecting the Régie du lodgement: A legal, binding document, outlining responsibilities of the landlord(s) and tenant(s).

Lease information: This website outlines rules regarding leases in the province of Quebec. Leases can be purchased online at: **Publications du Quebec.**

Landlord Rights: This website sets out rights and obligations of a landlord under Quebec law.

Forms: This website includes applicable forms that may be used by both landlords and tenants in the Province of Quebec.

Tribunal administratif du logement : 514-873-2245 or 1-800-683-2245 **Email**

Dispute Resolution: This is an application with the Tribunal administratif du logement for resolving disputes between landlords and tenants.

Landlords Right for Terminating Lease: This website establishes how a landlord can terminate a rental agreement.

YUKON:

Residential Landlord and Tenant Act: A legal, binding document, outlining responsibilities of the landlord(s) and tenant(s).

Residential Tenancies Guide: The Yukon Government has created a guide to assist landlords and tenants in understanding their rights.

Forms and Documents: The Yukon Government has provided a list of relevant forms and documents that are commonly used during a rental agreement.

Residential Tenancies Office: 867-667-5944 or 1-800-661-0408 ext. 5944 **rto@yukon.ca**

Dispute Resolution: Through this website, landlords and tenants can file applications for assistance to resolve disputes.

Landlord and Tenant Responsibilities: The Yukon Government has established the different responsibilities for landlords and tenants.

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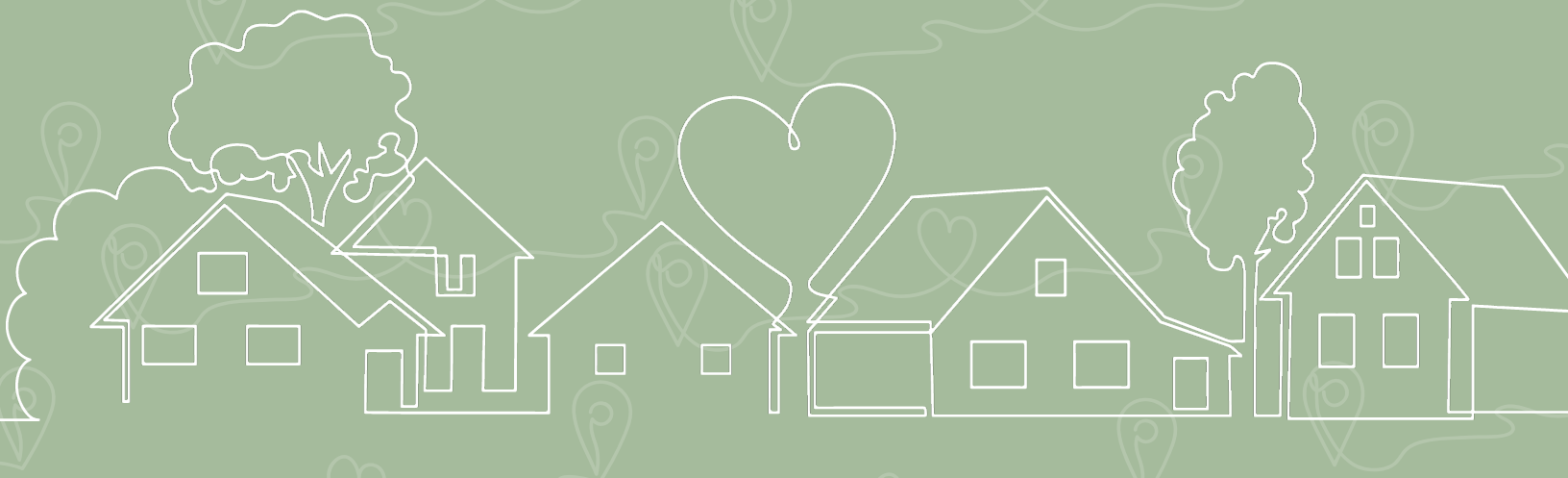
TOOLKIT

Landlords Housing Rights

SAFE PASSAGE



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