

8 Rules for Smart Landlords



Watch the video @ www.youtube.com/cplealberta

Rule 1: Know Your Tenants



Why? You want to make sure that the tenants will be able to pay the rent. You can use application forms to ask for references from old landlords, as well as their employer.

Rule 2: Write it Down, Sign it, and Keep it

Why? Verbal agreements and notices are hard to prove, so you should make sure that you write everything down. You should keep copies of all notices that you serve on tenants.



Rule 3: Have Standard Procedures to Deal With Problems



Why? You should act consistently when there is a problem, and treat all tenants the same. For example, if you decide to serve a 14 day notice for substantial breach on tenants who do not pay rent, then make sure you follow that procedure for every tenant.

Rule 4: Deal With Problem Tenants Effectively

Why? It is your responsibility to ensure that all of your tenants enjoy living in their places. If you have a noisy tenant, and you do not deal with that tenant, you could end up losing all of your good tenants.



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Rule 5: Be Nice



Why? You will have a better relationship with your tenants if you are nice.

Rule 6: Know Alberta Law

Why? Each province in Canada has different residential tenancy laws. You need to know Alberta law and what it allows you to do. There may also be other laws that you need to know, like building codes or health standards.



Rule 7: Know What Can Happen if You Do Not Follow the Law



Why? In Alberta, the *Residential Tenancies Act* sets out the rules that the landlord and tenant must follow. Some of these rules are so important that if they are not followed, then the law states that person has committed an offence. If you commit an offence, then you can be warned, fined, or charged.

FINE PAYMENT



Rule 8: Know Who You Can Contact for Help and Information



Why? So that you know where you can go for more information about your rights and who can help you if you are having a dispute with your tenants.

CPLEA
Web: www.cplea.ca
Email: info@cplea.ca
Tel: 780-451-8764

Service Alberta
Web: www.servicealberta.ca
Email: service.alberta@gov.ab.ca
Tel: 1-877-427-4088