

8 Rules for Smart Landlords in Alberta

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1. Know Your Tenants

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.

However, keep in mind that you cannot discriminate against tenants because of where they get their income from (e.g., AISH or Alberta Works) or if they have no rental history in Canada.

2. Write it Down, Sign it, and Keep it

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 to tenants.



3. Have Standard Procedures to Deal with Problems

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.

4. Deal With Problem Tenants Effectively

It is your responsibility to ensure that all of your tenants enjoy living in their places. If you have a noisy tenant, and you fail to deal with that tenant, you could end up losing all of your good tenants.



5. Be Nice

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

**You should NOT rely on this publication for legal advice.
It provides general information on Alberta Law only.**

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6. Know Alberta Law

Each province in Canada has different renting laws. You need to know Alberta law and what it allows you to do. There are also other laws and standards that you need to know about, such as the *Alberta Human Rights Act* and the *Minimum Housing and Health Standards*.



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

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 not following them is considered an offence. If you commit an offence, then you can be warned, fined, or charged.

8. Know Who You Can Contact for Help and Information

You should know where you can go for more information about your rights and who can help you if you are having a dispute with a tenant.



For more information, visit:

Laws for Landlord & Tenants in Alberta: www.landlordandtenant.org

Service Alberta: www.servicealberta.ca or call 1-877-427-4088

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