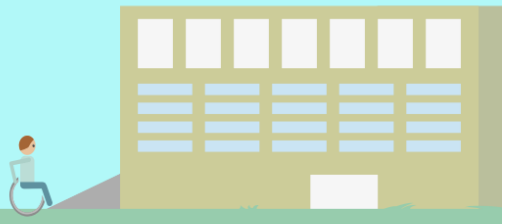
Living in Alberta

Renting and the duty to accommodate



Renters have different needs. For example, a renter with a large family may have different needs than other renters.

Under the *Alberta Human Rights Act*, a landlord must try to accommodate your need. The need must relate to one or more of the 14 protected grounds. This is called the **duty to accommodate.**

What is the duty to accommodate?

Sometimes a renter has needs because a rule, policy, or space affects them in a negative way.

To **accommodate** means to make changes to a rule, policy, or space so a person is not affected in a negative way. The Act only covers the needs that relate to the 14 protected grounds

For example, Mark uses a wheelchair. His landlord installed a ramp so Mark could enter and leave the building.

Every situation is different. If you are not sure if your need is related to one of the protected grounds, you can contact the **Alberta Human Rights Commission.**

Here are examples of needs based on protected grounds

I have a need based on physical disability. I use a wheelchair to get around. I need to live somewhere with wheelchair access.

I have a need based on family status.I am pregnant. My family will need a larger space in our apartment building.

What is undue hardship?

Sometimes a landlord cannot afford to accommodate your need or the need might affect other renters in a negative way. This is called **undue hardship.**

Under the Act, a landlord must try to accommodate your need to the point of undue hardship.

Examples of the duty to accommodate

I have a need based on family status.I am pregnant. My family will need a larger space in the apartment building.

There will be a larger apartment available next month. You can transfer to that apartment.

I have a need based on a physical disability. I do not drive, but my caregiver drives. I need a parking spot for my caregiver.

I will make sure that your caregiver has a parking spot at the apartment building.

Providing an indoor parking spot for caregivers of a disabled woman

To contact the Alberta Human Rights Commission, go to:

www.albertahumanrights.ab.ca

You should not rely on this handout for legal advice. It provides general information on Alberta law only.

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