

8 Rules for Smart Landlords in Alberta

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

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

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



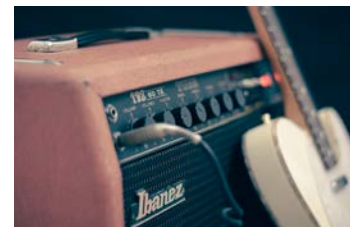
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Rule 3: Have Standard Procedures to Deal with Problems

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 a substantial breach on tenants who do not pay rent, make sure you follow that procedure for every tenant.

Rule 4: Deal With Problem Tenants Effectively

You are responsible for ensuring that all of your tenants enjoy living in their places. If you have a noisy tenant and do not deal with that tenant, you could lose all of your good tenants.



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Rule 5: Be Nice

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

Rule 6: Know Alberta Law

Each province in Canada has different renting laws. 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*.



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

In Alberta, the *Residential Tenancies Act* sets out the rules the landlord and tenant must follow. Some of these rules are so important that it is considered an offence if you do not follow them. You can be warned, fined, or charged if you commit an offence.

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

Know where you can go for more information about your rights and who can help you if you have a tenant dispute.

For more information, visit:

Laws for Landlord & Tenants in Alberta

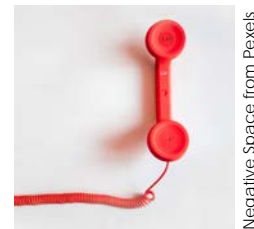
www.landlordandtenant.org

Service Alberta

www.servicealberta.ca or call 1-877-427-4088

For a list of where to get legal help, refer to CPLEA's **Get Legal Help in Alberta**

www.cplea.ca/legalhelp/



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