

CONSUMER INFOSHEET



What's New – Information for Landlords and Tenants

May 2007

This publication is intended to provide general information only and is not a substitute for legal advice.

On April 24, 2007 the Government of Alberta announced that changes would be made to landlord and tenant legislation in the province. Effective immediately, rent will increase less often and landlords will need to provide more notice before turning a rental unit into a condominium. There are no limits on the amount of rent a landlord can charge.

RENT INCREASES

The legislation now limits rent increases to once a year. Rent can be increased if there has not been a rent increase within the previous year (365 days) or since the start of the tenancy, whichever is later. This applies to both periodic and fixed term tenancies. If the 365th day occurs during the term of a fixed term tenancy, the landlord cannot increase the rent until the tenancy agreement ends. The minimum three month rent increase notice for periodic residential tenancies and six month notice for mobile home site tenants continues to be in place.

Any notice to increase rent that doesn't comply with the legislation is void and could result in a landlord facing fines.

NOTICE TO TERMINATE TENANCIES FOR CONDOMINIUM CONVERSIONS AND MAJOR RENOVATIONS

Landlords wanting to end a periodic tenancy and needing vacant possession of the premises to undertake major renovations and/or to convert a rental unit to a condominium are required to give the tenant at least one year's notice. A year's notice is also required to convert mobile home sites to condominium units or to obtain vacant possession for other land uses. No rental increases will be allowed during that year.

Any termination notice that doesn't comply with the legislation is void and could result in a landlord facing fines.

RESOURCES

The following are valuable resources for landlord and tenant information:

- The *Residential Tenancies Act* and the *Mobile Home Sites Tenancies Act* can be found on the Service Alberta website: www.servicealberta.gov.ab.ca > landlords and tenants > legislation
- The tipsheets "Information for Landlords and Tenants" and "Renting a Mobile Home Site" are on the Service Alberta website > landlords and tenants > tipsheets
- Laws for Tenants in Alberta
www.landlordandtenant.org
- Voluntary Code of Practice
www.servicealberta.gov.ab.ca/consumer/vcop/index.cfm
- Reference Guide to Landlord and Tenant Law in Alberta
www.acjnet.org
- Canada Mortgage and Housing Corporation
Your Guide to Renting a Home
www.cmhc-schl.gc.ca click Consumers
- *Personal Information Protection Act* (PIPA)
www.oipc.ab.ca (click Publications then click FAQs on Privacy and Landlords – Tenant Matters)

TENANCY QUESTIONS

For answers to questions on tenancy legislation and issues you may contact:

Service Alberta Consumer Contact Centre

Edmonton: (780) 427-4088

Toll free: 1-877-427-4088

Email: rta@gov.ab.ca

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Edmonton Landlord and Tenant Advisory Board

(780) 496-5959

www.edmonton.ca (search Landlord or Tenant)

Fort McMurray Landlord and Tenant Advisory Board

(Regional Municipality of Wood Buffalo)

(780) 743-5000

www.woodbuffalo.ab.ca/landlord/

Red Deer Landlord and Tenant Information Services

(403) 346-4636

www.mycommunityinformation.com/llt/

Calgary Apartment Association

(403) 265-6055

www.calapt.org

Edmonton Apartment Association

(780) 413-9773

www.eaa.ab.ca

Modular Manufactured Housing Association of Alberta and Saskatchewan

(780) 429-1798

www.affordablehomes.ca

DISPUTE RESOLUTION

Disputes between landlords and tenants can be dealt with through the courts or the new Residential Tenancies Dispute Resolution Service.

- **The Residential Tenancies Dispute Resolution Service (RTDRS)**

RTDRS allows landlords and tenants to have their disputes heard outside the court system if the residential rental premises are located in Edmonton. The service will be expanded to the Edmonton toll free area on June 1, 2007. More information can be found on the Service Alberta website at: <http://www.servicealberta.gov.ab.ca/index.cfm?fuseaction=section:rtdrs>.

You can also contact the **Service Alberta Consumer Contact Centre**
 Edmonton: (780) 427-4088
 Toll free: 1-877-427-4088

- **Provincial Court of Alberta**

Landlords and tenants who wish to make an

application to the court should obtain the booklet "Application in Provincial Court of Alberta under the Residential Tenancies Act or Mobile Home Sites Tenancies Act—Instructions for Landlords and Tenants". To make an application, landlords and tenants need to obtain the required forms and follow all the instructions provided in the booklet.

The booklet is available at Provincial Court locations or online at: <http://www.albertacourts.ca/pc/civil/publication/rta.pdf>.

- The Court of Queen's Bench also has the authority to deal with disputes.

RENTAL ASSISTANCE

Municipal Affairs and Housing offers several housing programs to assist Albertans. Tenants can call (780) 422-0122 in Edmonton or (403) 297-5399 in Calgary for more information about their programs. If you are calling from outside the Edmonton or Calgary dialing area, phone 310-0000 toll free and follow the instructions.

Employment, Immigration and Industry has the new Homeless and Eviction Prevention Fund and tenants can call: 1-866-644-5135 toll free anywhere in Alberta.

Seniors and Community Supports has information on financial assistance for seniors. For information call: 1-800-642-3853 toll free anywhere in Alberta.

COMPLAINTS

Service Alberta investigates contraventions of the *Residential Tenancies Act* and the *Mobile Home Sites Tenancies Act*. The brochure *Investigating Your Consumer Complaints* is on the Service Alberta website www.servicealberta.gov.ab.ca > Consumer Information > tipsheets.

You can also contact the **Service Alberta Consumer Contact Centre**

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TENANCY FORMS

Forms can be purchased from most of the landlord and tenant groups listed in this document.