

## Basic Rights and Responsibilities of Tenants

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The *Alberta Human Rights Act* protects you from discrimination and makes sure that you have an equal opportunity to find a place to live. When are you in a rental situation, there are other laws that apply, for example, the *Residential Tenancies Act (RTA)*. In Alberta, the *RTA* outlines the rights and responsibilities of most landlords and tenants in Alberta. The *RTA* also includes rules about:

- How landlords and tenants can end the tenancy agreement.
- Security deposits.
- Inspection reports.
- Evictions.
- What landlords and tenants can do if things go wrong.

**The *RTA* does not apply to shared accommodation situations where a tenant shares living space with a landlord. The lease between the landlord and tenant will contain the rules that both parties will have to follow.**

### What are my rights as a tenant?

Under the *RTA*, the landlord has a number of obligations that form part of your rights as a tenant. Some of the basics rights that tenants have under the *RTA* are:

- The property must be ready for you to move into on the move-in date.
- You must be given the landlord's contact information.
- You have the right to peaceful enjoyment of the premises.
- Inspection reports must be completed within one week of move-in and move-out.
- Your property must meet minimum housing and health standards. For example, the landlord must make sure that the structure of the building is safe and the property is pest-free.
- Your rent cannot be increased more than once every 365 days.
- If you have a periodic tenancy, you must be given 3 months' written notice of any rent increase.
- If your periodic lease ends, you must be given a valid reason under the *RTA*. For example, the landlord is moving in or the property is sold.

## What are my responsibilities as a tenant?

Some of the basic responsibilities that tenants have under the *RTA* are:

- Pay the rent as required by the tenancy agreement.
- Look after the rental unit, keep it clean, and not damage it or the common areas of the property.
- Do not interfere with the rights of the landlord or tenants in other units.
- Do not do anything illegal in the rental unit or common areas of the property.
- Do not endanger or threaten other people or property in the rental unit or common areas.
- Move out of the rental unit at the end of a fixed term tenancy. For periodic tenancies, give the required notice to end the tenancy, in writing, and move out by the date given to the landlord.
- Do not change the locks without permission from the landlord.

## Where to get more information

### Service Alberta Consumer Contact Centre

Service Alberta is the Government of Alberta ministry responsible for administering the *RTA*. Tenants can contact Service Alberta's Consumer Contact Centre about:



- General information about the *Residential Tenancies Act*.
- To file a complaint about an *RTA* offence.

Edmonton: 780.427.4088

Alberta: 1.877.427.4088

[rta@gov.ab.ca](mailto:rta@gov.ab.ca)

<https://www.servicealberta.ca/file-a-complaint.cfm>

Centre for Public Legal Education Alberta  
*Laws for Landlords and Tenants in Alberta* website

<http://www.landlordandtenant.org>

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