Recognizing the warning signs

Tenant-related signs that abuse might be occurring include:

- repeated late payment of rent
- noticeable injuries or inappropriate use of cover-up sunglasses, clothing, makeup, etc.
- fewer visitors or getting out less
- change in tenant's behaviour
- change in visits to the office
- seems to need permission from their partner for everything
- expression of fear

Property-related signs that abuse might be occurring include:

- broken lock or door
- smashed lights
- broken window or mirror
- hole punched or kicked in the wall

Tenant complaints that might indicate that abuse is occurring include:

- noise complaints
- concerns expressed by other tenants

None of these signs mean that abuse is happening. Only that it might be. The more signs you see, though, the more troubling the situation may be. If you aren't sure, call the Family Violence Info Line 310-1818 for advice.

Take expressions of fear seriously!
If a tenant seems afraid of the person causing them harm, it may mean that things are getting worse.

Frequently Asked Questions

When would I see those warning signs?

If you work on-site you are most likely to see or hear about these warning signs. You might see something that concerns you when the tenant drops into the office. You may see or hear something when you do a maintenance inspection or respond to a request to fix something that isn't working properly. Or you might spot something from a casual meeting in the elevator or parking lot.

The tenants have been late paying rent for the last 3 months. I'm fed up. Should I just evict them?

One of your options is to terminate the lease but that may be costly for both you and them. If your tenants are having problems, they may benefit from some help from a government or community agency. Next time you see them, you might want to discuss options. It could be a win for both of you! See **Domestic Violence Services** for places to start.

Handy Resources

Alberta Government

Warning Signs of Abuse – website

Centre for Public cplea Legal Education Alberta

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