Housing for seniors: Living in a rental property

The Residential Tenancies Act applies to seniors who rent their own home, apartment, or condominium. Seniors who rent a place to live have the same rights and responsibilities as other renters. Under the Residential Tenancies Act, renters are called tenants.

What you should know about the Residential Tenancies Act:

- It does not give seniors more rights than other tenants
- It does not include living situations like seniors’ lodges or nursing homes

The Residential Tenancies Act talks about the rights and responsibilities of landlords and tenants in Alberta. However, there are some important things for renters to think about that aren’t mentioned in the Act.

- Know who you are living with before you move in together.
  - Make sure that the person you live with is someone you can trust to pay rent on time, or you could be evicted.

- Make sure you have a written lease.
  - You will be more protected if agreements are written down because verbal agreements are harder to prove.

- Go to move-in and move-out inspections with your landlord.
  - Landlords can use inspection reports to make deductions from your security deposit when you move out.

- Don’t pay for rent in cash.
  - It’s easier to prove that you have paid rent if you use a cheque, credit card, debit card, or e-transfer.

- Keep papers and notices.
  - You should keep all papers and notices that you get from your landlord in case you need them for court.
• Ask for help if you don’t understand.
  
  o If you don’t know what something means in your lease or on a notice, ask someone for help so that you understand what to do next.

For more information on the Residential Tenancies Act, visit www.landlordandtenant.org.

Sometimes, the terms, “home living” or “independent living” may be used to describe a senior who lives on their own.

**Where can I find more information?**

If you have a problem when renting, you can contact the Landlord and Tenant Advisory Board. The Landlord and Tenant Advisory Board provides services in English only. You can get assistance from a settlement worker or social services provider to help you understand.

**Landlord and Tenant Advisory Board of Edmonton:** 780.496.5959

**Landlord and Tenant Advisory Board of Wood Buffalo (Fort McMurray):** 780.743.7888