

# RENTAL PROPERTY REPAIRS

It is the **responsibility of the landlord** to make any repairs and provide the tenant with a reasonably **safe place** and one that is always in **good repair** from the beginning of the tenancy until the end.

The landlord must meet minimum standards for safety as stated in the **Minimum Housing and Health Standards** under the **Public Health Act**.

- Meaning that the rental unit is safe, sanitary, and **habitable** from the beginning to the end of the tenancy agreement. This includes making sure the rental premises are maintained in a waterproof, windproof, and weatherproof condition.
- The housing must provide heat, minimum indoor temperatures, drinkable water, sanitary facilities, cooking facilities, and adequate space for sleeping.
- All the rooms (including common rooms) must be kept in a clean and sanitary condition. This includes making sure that there are no pests, bed bugs, or mice.
- The **Alberta Health Services, Environmental Public Health** branch can be contacted for more information.

If a home has **bed bugs and pests**, tenants can contact **Health Link Alberta at 811** (toll free number 1-866-408-LINK (5465)) to speak with an inspector if the landlord refuses, or does not address the bed bug problem. An inspector can look at the home and make an order for the landlord to address the issue.

A tenant **cannot** withhold rent because they believe that their landlord has not met their obligations. Similarly, a landlord cannot evict a tenant for exercising their rights as listed under the **RTA** or the **Public Health Act**.

The tenant has a right to apply to the **RTDRS** or court if a landlord ignores requests for repairs.