

# THE RESIDENTIAL TENANCIES ACT (RTA)

The *Residential Tenancies Act (RTA)* is the act that sets out the rights and responsibilities of landlords and tenants. The *RTA* covers:

- The obligations of landlords and tenants
- Procedures on how to end a tenancy agreement/lease
- Security deposits
- Inspection reports
- Tenants and landlords’ options during disputes
- Procedures for domestic violence

For the full *RTA* legislation, [click here](#) or it can be found on the [Alberta Queen’s Printer website](#).

The *RTA* **only applies to** tenants that live in a residential area. This includes:

- A house, an apartment, a duplex or a mobile home
- A hotel or motel room if rented for more than 6 consecutive months
- A rooming or boarding house (in most cases)
- A suite in a home

## Laws According to Your Living Situation

Different laws will apply to you depending on what kind of property you are renting.

	Residential Tenancies Act	Condominium Property Act	Innkeepers Act	Mobile Home Sites Tenancies Act	College/ University Rules	Alberta Housing Act
Apartment	●					
Basement suite	●					
Condominium	●	●				
House	●					
Hotel room			●			
Hotel room if rented for more than six months	●					
Mobile home site				●		
Sharing with your landlord						
Student dorm room					●	
Subsidized public housing	●					●

Source: <https://www.cplea.ca/>

If there is uncertainty on whether or not the *RTA* applies to the rental unit, call the [Consumer Contact Centre](#) at (780) 427-4088 or toll free number in Alberta at 1-877-427-4088.

## RIGHTS AND RESPONSIBILITIES OF TENANTS

A **tenant** is a person(s) that has permission from the **landlord** to live in a residential area under a residential tenancy agreement/lease, or a **sublease**, or any other place consented to by the landlord. The definition of a tenant includes their heirs. In other words, the tenant rents out a property consented to by the landlord under agreements agreed upon by the two parties.

Tenant obligations:

- Pay their rent on time and in full
- Keep the rented home clean and well-maintained
- Inform the landlord when anything needs to be serviced or repaired
- Allow the landlord to enter the home to complete any repairs, or to show the home to other tenants interested in renting if tenant is moving out with proper notice
- The tenant cannot interfere in a significant manner with the rights of the landlord or other tenants in the rental unit, and the rental unit in general
- The tenant must not perform any illegal acts or carry out any illegal trade, business or occupation on the rental unit.
- The tenant cannot endanger anyone or the property of the rental unit
- The tenant cannot do any significant damage to the rental unit
- The tenant must keep the rental unit in a clean condition
- The tenant must leave the rental unit as indicated on the expiration date of the lease or the termination date
- The tenant must follow all the rules within the lease (that do not conflict with the RTA)

## RIGHTS AND RESPONSIBILITIES OF LANDLORDS

A **landlord** is an individual, a group of people, or an organization that rents out a property to a tenant. They have various responsibilities and obligations they must carry out as listed within the RTA.

The landlord can be:

- The owner of the residential area
- A property manager licensed by the Real Estate Council of Alberta (RECA) as a real estate brokerage
- A leasing agent, caretaker, building manager or any other person acting for the owner of the residential premises (employee)
- Anyone who has the same rights as a landlord (includes the heirs of the landlord, secured creditors acting on their security, or someone who obtains ownership from the landlord)

- Anyone who is entitled to possess a residential area and enforces any of the rights of a landlord under the RTA

Landlord obligations:

- Collecting the rent
- Keeping the home safe and in a good state of repair that is **habitable**
- Taking care of and paying for any repairs within the home
- Provide tenants with utilities such as electricity, or hot or cold water
- Not authorised to take away a property without a legal order that gives permission
- The rental unit must be ready to move in at the beginning of the tenancy date that was agreed upon
- The landlord is not allowed to have control over the tenant's possessions
- The landlord cannot disturb and does not have say on how the tenant chooses to enjoy the rental unit (unless otherwise stated and agreed upon in the tenancy agreement and in accordance to Canadian law)
- Minimum standards must be met as stated in the Minimum Housing and Health Standards under the Public Health Act