Tenancy

Roles and Responsibilities

TENANT	LANDLORD
• Pay rent in full on time. • Take care of your property. • Respect the quiet enjoyment of other tenants and your neighborhood. • Prevent guests or pets from damaging the property. • Do not endanger the safety of others on the property. • Pay the utility bills if utilities are not included in rent.	• Comply with provincial rental laws. • Make sure you have a safe and sanitary place to live that meets legal standards. • Make repairs and keep the unit in good condition. • Pay utility bills if utilities are included in the rent. • Investigate any complaints about disturbance. • Ensure your right to quiet enjoyment and peaceful occupation of the premises is respected. • Provide notices in writing. • Provide tenant with 24-hour notice in order to inspect the property.

Ending a Tenancy

Your tenancy may end in one of two ways.

1. You may give notice to the landlord to end the tenancy.
2. Your landlord may give notice to you.

Tenant: You must provide a written notice 1 month before the start of the next rental period. Keep a copy of the notice for your records.

Landlord: landlord must provide written notice on an approved form. This notice should state why the eviction is happening. *It is important to be sure that the reason given is the real and legal reason.

Moving Out

Before moving out, you have the duty to:

1. Remove all your belongings
2. Clean your unit thoroughly
3. Repair any damage that is not just normal wear & tear.

Moving-out Checklist

What I need to do about my current rental unit	Date to complete	Complete
Give written notice. *Remember you must give one full month's notice before the start of the next rental period.*		
Book a carpet cleaning service. *They can be very busy at month-end, so advance booking is essential.*		
Sort and organize belongings. *Think about what you are going to move, sell, throw out, store or give away.*		
Clean the unit. *Do the bigger jobs (like cleaning the carpets and the oven) before the end of the month. Then final cleaning won't take as long.*		
Meet the landlord. *To complete the move-out Condition inspection Report. Bring any move in pictures you may have taken.*		
Collect all Keys. *Hand all the keys back to the landlord. If you have given a key to anyone else, you must get it back.*		
Give your forwarding address to the landlord in writing. *Keep a copy for yourself.*		

Who needs to know about my move		Date to complete	Complete
Hydro: *Disconnection for current unit, connect to new unit?*			
Gas: *Disconnection for current unit, connection to new unit?*			
Cable: *Disconnection for current unit, connection to new unit?*			
Phone: *Disconnection for current unit, connection to new unit?*			
Internet: *Disconnection for current unit, connection to new unit?*			
Change of address for:			
• Canada Post • Credit cards • Driver license • Bank	• Subscriptions • Car/Tenant insurance • Friends • Cell provider		