



**DOMMMA**

# Tenant Rights Checklist

## DOCUMENTATION

- Collect Receipts** - Request for a receipt from your landlord (especially for any cash payment).
- Written Records** - Record any major conversations or occurrences with dates and description.
- Witnesses in Disputes** - Have a witness present to provide a third-party view in any dispute.
- Photographs** - Take photos of your place before moving-in to record any existing damage.
- Tenancy Act** - Understand your rights via your local Residential Tenancy Act.

## CONDITIONS & INSPECTIONS

- Condition Inspection** - A Move-in and Move-out Condition Inspection must be done with you and your landlord.
- Monthly Inspections** - Your landlord must provide 24 hour notice before entering your residence, once a month. This is not required in the case of emergencies.
- Repairs & Maintenance** - Your landlord is required to keep the residence in good order and fixing serious issues.
- Damages** - Tenants are responsible for any damage done by them, or their guests (or pets).
- Locks** - Landlords are required to provide keys to each tenant at no cost. Tenants are not allowed to change locks without written permission.

## DEPOSITS

- Security Deposit** - A landlord can ask for a Security Deposit of no more than ½ a month's rent. Once paid, the tenancy is understood to have begun (whether the tenancy agreement is signed or not).
  - Pet Damage Deposit** - A landlord can ask for a Pet Damage Deposit which combined with the Security Deposit cannot equal more than the first month's rent.
  - One-time** - Landlords are only able to request a deposit be made once during a tenancy.
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## RENT INCREASES

- ❑ **Annual Increases** - Landlords are allowed to increase rent at a rate matching the current state of inflation.
- ❑ **3 Months Notice** - Written notice must be provided to the Tenant from the Landlord 3 months prior to the increase in rent.

## EVICCTIONS

- ❑ **Non-Payment** - Landlords can serve a Notice to End Tenancy if tenants have failed to pay their rent or delivered a damage deposit.
- ❑ **Damage or Interference** - Landlords can serve a Notice to End Tenancy if tenants have damaged or significantly interfered with the landlord or other tenants.
- ❑ **Immediate Family** - Landlords can serve a Notice to End Tenancy if the landlord's immediate family is going to move into the unit.
- ❑ **Sale of Unit** - If the Landlord is selling the unit, they may serve a Notice to End Tenancy.
- ❑ **Major Renovations or Improvements** - If the landlord is renovating the unit to the degree which it is not safe for living, they can serve a Notice to End Tenancy.
- ❑ **Disputing Eviction** - Tenants have the right to dispute a Notice to End Tenancy by applying for dispute resolution if they suspect the notice is not permitted by the Residential Tenancy Act.