

# Renting in Canada

The laws for renting a place to live are different across Canada.

What are the laws called that apply in each province?



The law in Quebec is different than other provinces in Canada.  
For information about renting in Quebec, visit [www.educaloi.qc.ca](http://www.educaloi.qc.ca)

# Leases

How long does the Landlord have to provide a copy of the written lease?



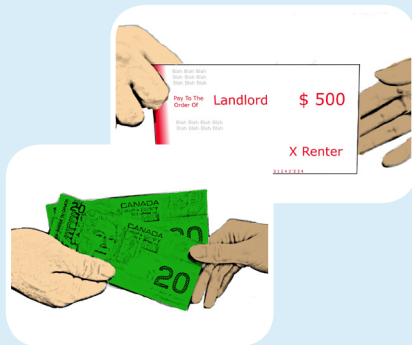
	Time	Reference
AB	21 days.	s. 17(1)
BC	21 days.	s. 13(3)
MB	21 days.	s. 8
NB	-	
NL	10 days.	s. 5(2)
NT	60 days.	s. 11(1)
NS	10 days...	s. 7(2)
NU	60 days.	s. 11(1)
ON	21 days.	s. 12(2)
PE	21 days.	s. 30(1)
SK	20 days.	s. 19(2)
YK	21 days.	s. 62(1)

The Tenant should contact the Office of the Rentalsman about getting a copy if not provided

...to provide a copy of the Act from the date of signing the lease

# Security Deposits

How much can a landlord charge?

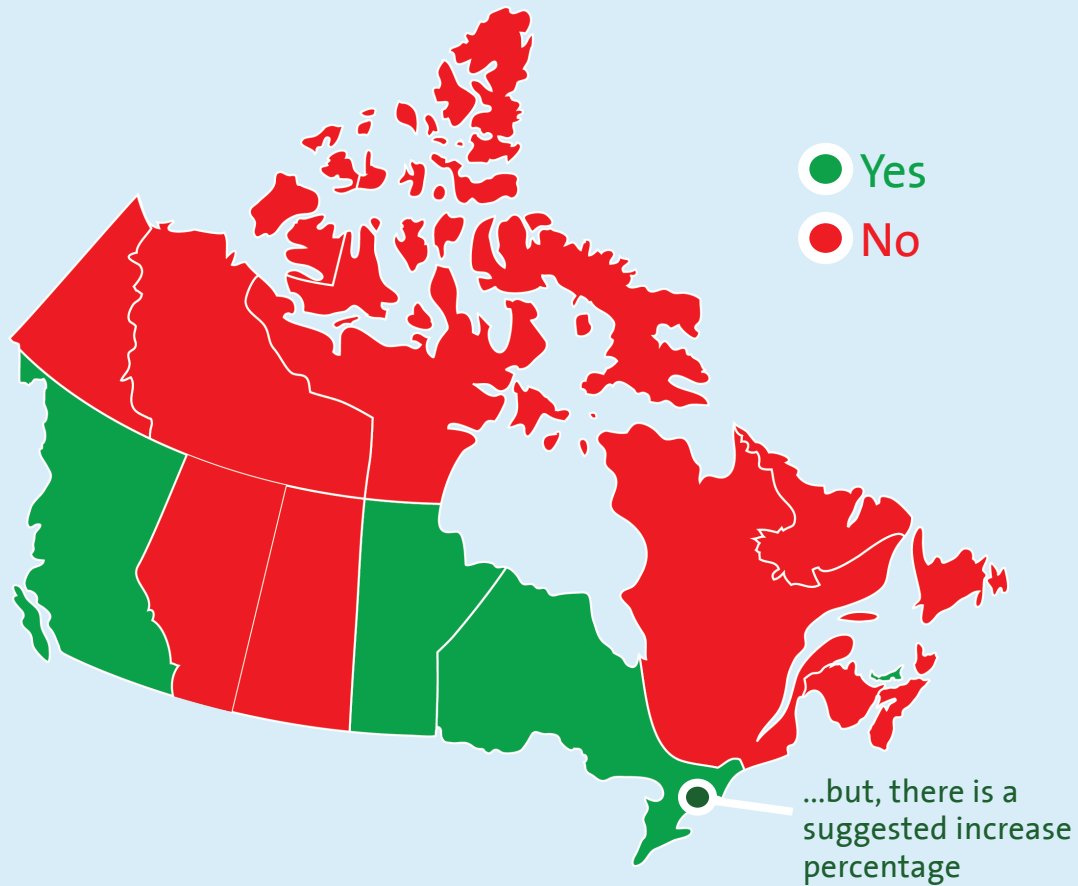


	Amount	Reference
AB	1 month's rent.	s. 43(1)
BC	1/2 month's rent.	s. 19
MB	1/2 month's rent.	s. 29(1)
NB	1 month's rent.	s. 8(2)(c)
NL	3/4 month's rent.	s. 12(2)(b)
NT	1 month's rent.	s. 14(1)(b)
NS	1/2 month's rent.	s. 12(2)
NU	1 month's rent.	s. 14(1)(b)
ON	Nothing...	s. 105(1)
PE	1 month's rent.	s. 10(1)(b)
SK	1 month's rent.	s. 25(1)
YK	1 month's rent.	s. 63(1)

...Security deposits are not allowed. Landlords can collect rent deposits instead.

# Rent Increases

Is there rent control?



How much notice of a rent increase will the Tenant receive in a monthly tenancy?

	Notice	Reference
AB	3 months.	s. 14(1)(b)
BC	3 months.	s. 42(2)
MB	3 months.	s. 25(1)
NB	2 months, unless...	s. 11.1(c) of the General Regulations
NL	3 months, unless...	s. 14(2)(b)
NT	3 months.	s. 47(2)
NS	4 months...	s. 11(2)(b)
NU	3 months.	s. 47(2)
ON	90 days.	s. 116
PE	3 months.	s. 22(b)(ii)
SK	6 months.	s. 54
YK	3 months.	s. 85(2)

...it's a long term tenancy (5+ years), then 3 months

...there is a new service or thing being provided and both parties consent in writing to waive the notice period

...before the anniversary date of the lease

# Ending a Monthly Tenancy



Most provinces require that a landlord can only end a monthly tenancy for specific reasons that are set out in the law.

To end a monthly tenancy, how much notice has to be given by the landlord?

	By the landlord?	Reference	
AB	Depends...	s. 8(1)	...3 tenancy months, or 365 days, depending on the reason
BC	2 months.	s. 49(2)	
MB	Depends...	s. 98, s. 99	...it's a long term tenancy, then 3 months
NB	1 month, unless...	s. 24(1)(b), s. 24.6(1)	
NL	3 months.	s. 17(3)(b)	
NT	90 days, if...	s. 52(2), s. 58	...it's the landlord's only residence in Nunavut, then the landlord can give the tenant 30 days notice if the tenant has lived there for a year or less, or 60 days if the tenant has lived there for a year or more
NS	Landlord must apply.	s. 8	
NU	Depends...	s. 52(2)	
ON	60 days.	s. 48(2)	
PE	2 months.	s. 15	
SK	1 month, and...	s. 60(3)	
YK	1 month, and...	s. 90(2)	...must be given the day before the rent is due

...on the reason and on the vacancy rate

...it's the landlord's only residence in NT. The landlord must apply to end the tenancy if it is any other reason

...must be given on or before the last day of one month to be effective on the last day of the immediately following month

## To end a monthly tenancy, how much notice has to be given by the tenant?

	By the tenant?	Reference
AB	1 month.	s. 8(1)(a)
BC	1 month.	s. 45(1)(b)
MB	1 month.	s. 87(2)
NB	1 month.	s. 24(1)(b)
NL	1 month.	s. 17(2)(b)
NT	30 days.	s. 52(1)(b)
NS	1 month.	s. 10(1)(b)
NU	Depends...	s. 52(1)
ON	60 days.	s. 44(2)
PE	Depends...	s. 11(2.1)
SK	1 month, and...	s. 56(a)(ii), s. 56(b)
YK	1 month, and...	s. 90(2)

...30 days if the tenant has stayed there for a year or less, or 60 days if the tenant has stayed there for over a year

...must be given on or before the day the rent is due

...must be given the day before the rent is due

...notice must be given on or before the day the rent is due

...must be given on or before the last day of one month to be effective on the last day of the month immediately following



# Where can you go for help?

BC



Residential Tenancies Branch  
[www.rto.gov.bc.ca](http://www.rto.gov.bc.ca)

TRAC Tenant Resource and Advisory Centre  
[www.tenants.bc.ca](http://www.tenants.bc.ca)

AB



Service Alberta  
[www.servicealberta.ca/Landlords\\_Tenants.cfm](http://www.servicealberta.ca/Landlords_Tenants.cfm)

Centre for Public Legal Education Alberta  
[www.cplea.ca](http://www.cplea.ca)

SK



Office of Residential Tenancies (Rentalsman)  
[www.justice.gov.sk.ca/Information-for-Landlords-and-Tenants](http://www.justice.gov.sk.ca/Information-for-Landlords-and-Tenants)  
Public Legal Education Association of Saskatchewan  
[www.plea.org](http://www.plea.org)

MB



Residential Tenancies Branch  
[www.gov.mb.ca/cca/rtb/](http://www.gov.mb.ca/cca/rtb/)  
Community Legal Education Association (Manitoba)  
[www.communitylegal.mb.ca/resources/](http://www.communitylegal.mb.ca/resources/)

ON



Landlord and Tenant Board  
[www.ltb.gov.on.ca](http://www.ltb.gov.on.ca)  
Your Legal Rights  
[www.yourlegalrights.on.ca](http://www.yourlegalrights.on.ca)

QC



Régie du logement (rental board)  
[www.rdl.gouv.qc.ca](http://www.rdl.gouv.qc.ca)  
Éducaloi  
[www.educaloi.qc.ca](http://www.educaloi.qc.ca)

NL



Service NL  
[www.servicenl.gov.nl.ca](http://www.servicenl.gov.nl.ca)  
Public Legal Information Association of NL  
[www.publiclegalinfo.com](http://www.publiclegalinfo.com)

YT



Consumer Services  
[www.community.gov.yk.ca/consumer/landtact.html](http://www.community.gov.yk.ca/consumer/landtact.html)

NT



Rental Office  
[www.justice.gov.nt.ca/RentalOffice/index.shtml](http://www.justice.gov.nt.ca/RentalOffice/index.shtml)

NU



Residential Tenancy Office  
[rentaloffice@gov.nu.ca](mailto:rentaloffice@gov.nu.ca)

NB



Service New Brunswick (Office of the Rentalsman)  
[www.snb.ca/irent/default.asp](http://www.snb.ca/irent/default.asp)  
Public Legal Education and Information Service of New Brunswick  
[www.legal-info-legale.nb.ca](http://www.legal-info-legale.nb.ca)

PE



Office of the Director of Residential Rental Property  
[www.irac.pe.ca/rental/](http://www.irac.pe.ca/rental/)  
Community Legal Information Association of PEI  
[www.cliapei.ca](http://www.cliapei.ca)

**LAW NOW**  
[www.lawnow.org](http://www.lawnow.org)



[www.landlordandtenant.org](http://www.landlordandtenant.org)

NS



Access Nova Scotia  
[www.gov.ns.ca/snsmr/access/land/residential-tenancies.asp](http://www.gov.ns.ca/snsmr/access/land/residential-tenancies.asp)  
Legal Information Society of Nova Scotia  
[www.legalinfo.org](http://www.legalinfo.org)