



TENANT EDUCATION PROJECT

Workshop #2 Rights and Responsibilities

REVIEW INFORMATION SHEET

Rent

Paying rent is one of a tenant's most important responsibilities.

In most cases, you are not legally allowed to withhold rent when your landlord breaks the law.

If you are late paying rent, you may be issued a 10 Day Eviction Notice for Non-Payment of Rent.

Landlords can raise rent once every 12 months by a set percentage, as long as they give tenants three months' notice using the proper form.

Repairs

The landlord is responsible for keeping the rental premises reasonably safe and in good repair at all times, not just at the beginning of a tenancy.

Standards for safety and comfort are set out in the Public Health Act and regulations.

For more information, tenants can contact Health Link Alberta at:

Edmonton: 780-408-LINK (5465)

Toll Free: 1-866-408-LINK (5465)

Quiet Enjoyment

- Quiet enjoyment gives tenants the right to reasonable privacy, freedom from unreasonable disturbances, exclusive use of their rental unit, and use of common areas for reasonable purposes.
- In order to legally enter a rental unit, landlords must provide tenants with written notice no less than 24 hours, and no more than 30 days, before entering. This notice must state the date, the time (between 8am and 9pm) and a reasonable reason for entry.
- Tenants are allowed to have guests visit, and even stay overnight. However, the behavior of those guests and the length of their stay must be reasonable.
- Tenants and landlords are not allowed to intimidate, threaten or harass each other, or other tenants.