



TENANT EDUCATION PROJECT

Workshop #3 Moving Out

REVIEW INFORMATION SHEET

Ending a lease

If you have a fixed term lease, you may ask your landlord to end the lease early. They are able to refuse. If they refuse, you can talk to them about options such as subletting or assignment.

Sublet: When you rent to someone else, but are still responsible to pay the landlord rent.

Assign: When you find someone to take over the lease.

If you have a periodic lease, then you are required to give the landlord one full months notice before moving out.

Evictions

The main type of eviction is a 14 day notice for not following the law or rules in your lease. An example is if you do not pay rent.

In extreme circumstances, a landlord may issues a 24-hour eviction notice. Reasons for this can be significant damage of property, or if you threaten or attack other tenants or a landlord.

A landlord may also give you a 3 month notice for landlord use of property. This could be if the landlord has relatives or the landlord is going to move in.

Moving out

Your landlord should do an Inspection Report when you move out. They must do this within one week before or after you move out. The landlord is able to keep part of your security deposit if they find significant damage beyond normal wear and tear. Landlords may also keep part of your deposit if you did not clean before moving out and the rental needs cleaning. Rentals should be thoroughly cleaned before moving out.

Where to go for help

If you have an issue that you cannot resolve with your landlord, help is available. Options for help include Service Alberta, the Residential Tenancy Dispute Resolution Service (RTDRS), Landlord and Tenant Advisory Boards, the Alberta Human Rights Commission, and more.