

for landlords & tenants

a checklist

“confident consumers – protected communities”

Looking for a place to rent?

Renting is a big move. Whether you are renting a suite, a room in someone’s home or are sharing accommodation, make sure you understand the rules that apply to the situation. Different rental spaces have different rules.

When you rent a unit in an apartment building or a suite in a home, you have rights and responsibilities outlined in the Yukon law called the Landlord and Tenant Act. But you should also ensure you have a rental agreement in place, signed by you and your landlord.

All rental agreements should be in writing and include details about the rent, security deposit, inspections, termination notices and other responsibilities.

When you share a living space with a landlord (for example, if you’re living in a bedroom and sharing the landlord’s kitchen and other common areas) the Landlord and Tenant Act does not apply.

Renting out space in your home?

If you are planning to rent out a suite in your basement, be sure to discuss your expectations with the person ahead of time and have a written tenancy agreement in place.

When renting out a suite in your home, you have the rights and responsibilities outlined in Yukon law called the Landlord and Tenant Act. However, if your tenant is renting a room and using other common areas of your home like the kitchen, then the Landlord and Tenant Act doesn’t apply. In this case, the written tenancy agreement signed with your tenant will be considered a lease contract and will enforceable through the courts.

All rental agreements should be in writing and include details about landlord and tenant responsibilities, security deposits, inspections, rent and termination notices.

FINANCES

- How much is the rent?
- Is a security deposit required?
- Does the rent include heat (may be a full oil tank upon move-in), water, electricity, cable, or internet? Will hook-up charges be extra?
- Will parking cost extra?
- Who has to pay for repairs – big ones and small ones?

THE SPACE

- Can extra belongings such as bikes, luggage, etc. be stored? Who has access to this space?
- Where is the bus stop?
- Is the rental space close to services that are used regularly? (groceries, bank, fitness)
- Is the rental space clean? Who does the snow shoveling and grass cutting? Who supplies the equipment (shovels – lawn mower)?
- Where can vehicles be parked? Is there good lighting outside and in the parking lot?
- How quiet or noisy is the rental space during studying or sleeping times?
- Are there laundry facilities? Is there a schedule for use? Is there a cost? Is there a Laundromat nearby?
- Is there internet service or can it be installed?

QUESTIONS

- Will the agreement be for a fixed amount of time or month-to-month?

- When and where will the rent be paid? What happens if it is late? Receipts are recommended for any cash rent payments.
- Who do you contact if there is a problem?
- Are sublets okay? What about a roommate?
- Are pets allowed?
- How long can guests stay?
- Is decorating allowed? What is the policy about push pins and nail holes?
- When and where are notices delivered when it's time to move out?
- When will the inspection report be done? Keep your copies.
- Get all promises in writing.

AVOID MISUNDERSTANDING

- Who will sign the tenancy agreement? It's best that all parties be named on the tenancy agreement.
- What will happen if one person needs to move out before the end of the tenancy?
- How will costs be shared and bills paid?
- Has tenant insurance been arranged?
- How will problems be resolved?
- Know your rights and responsibilities.

Need more information?

Consumers can learn more about their rights and responsibilities under the *Landlord and Tenant Act* by contacting Consumer Services at 667-5111, or toll-free outside of Whitehorse, 1-800-661-0408.

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