



# What if Domestic Violence Affects my Tenancy?

## Emergency Housing Options

If you are experiencing domestic violence, safety is your first priority before working on tenancy issues. If you need to flee your home and access emergency shelter, the following organizations provide emergency shelter for women and children in Yukon:

### 1. Yukon Women's Transition Home Society – Kaushee's Place and Betty's Haven

Provides safe, confidential and nonjudgmental support, advocacy and shelter to women and their children who are in crisis and/or experiencing and responding to violence or abuse.

They can be reached at:

Phone: (867) 668-5733 (crisis line)

Website: [yukontransitionhome.ca](http://yukontransitionhome.ca)

### 2. Dawson City Women's Shelter

Provides confidential support and advocacy to women and children in crisis on a 24-hour basis.

It also provide emergency shelter and can be reached at:

Phone: (867) 993-5086

### 3. Help and Hope for Families: Watson Lake Transition Home Society

Provides a 24-hour crisis line, advocacy, information, referrals and support. It also provides emergency shelter and can be reached at:

Phone: (867) 536-7233

Once you are safe, you may have further questions about what may happen to your tenancy.

## Ending a Tenancy

Tenancies may be ended by mutual consent when:

- A landlord and a tenant agree in **writing** to end the tenancy. Notice periods do not apply.
- The end date is simply the date both parties agree to.

Tenancies may be ended by a tenant without mutual consent when:

- A tenant gives a landlord notice to end the tenancy. This notice **must** be received by the landlord by the day before the rent is due (e.g. If the rent is due on the 1<sup>st</sup> of the month, the notice must be received by the landlord by the last day of the previous month). The following notice periods apply for periodic tenancies:
  - At least 1 week of notice for weekly tenancy
  - At least 3 months' of notice for yearly tenancy
  - At least 1 month of notice for any other periodic tenancy. (ex. month-to-month tenancy)

- All the Notice forms are available from the Residential Tenancies Office at [www.rto.gov.yk.ca](http://www.rto.gov.yk.ca).
- If you are unsure of how to give notice, please contact the Residential Tenancies Office for more information by telephone at (867) 667-5944 or toll free at 1-800-661-0408, ext. 5944 or by email at [rto@gov.yk.ca](mailto:rto@gov.yk.ca).

## Security Deposits

After a tenant has moved out AND given the landlord a forwarding address in writing, the landlord has 15 days to:

1. return the security deposit in full to the tenant; or
2. obtain the tenant's consent in writing to retain all or part of the security deposit; or
3. apply for dispute resolution with the Residential Tenancies Office to have an adjudicator decide if the landlord may keep all or part of the security deposit.

If the landlord does not follow any of the above steps, the tenant may apply for dispute resolution. An adjudicator will decide if the security deposit must be returned. If that is the case, the landlord must return the money to the tenant.

## Negotiating New Tenancy Terms

If you wish to remain a tenant with the same landlord under new tenancy terms (e.g. changing who you live with), you must:

- negotiate the new terms with the landlord, and
- agree to the new terms in writing.

If you decide to sublet or assign the tenancy to another person to fulfill your contract, you must:

- notify the landlord in writing of your request to assign or sublet your tenancy. You must give the landlord at least one month's notice of your request to sublet or assign the tenancy.

This request must be received by the landlord by the day before the rent is due (e.g. If the rent is due on the 1<sup>st</sup> of the month, the notice must be received by the landlord by the last day of the previous month).

- The landlord **may not** unreasonably withhold consent to assign or sublet the tenancy.

## Assistance with Making Your Home Safer

Victim Services can provide assistance to make your rental home or apartment safer. Examples of this could include helping victims obtaining No Contact orders or creating a safety plan with victims and changing the locks (with the landlord's permission). Victim Services contact information:

Phone: (867) 667-8500

Toll Free (in Yukon): 1-800-661-0408 ext. 8500

Address: 301 Jarvis Street, 2<sup>nd</sup> floor, Whitehorse, YT

Website: [www.justice.gov.yk.ca/prog/cor/vs](http://www.justice.gov.yk.ca/prog/cor/vs)

## Other Information about Rental Homes in Yukon

The Residential Tenancies Office is responsible for administering the *Residential Landlord and Tenant Act* which is the law that most tenancies fall under in Yukon. If you need further information or have a question about the law, please contact the Residential Tenancies Office. The Residential Tenancies Office respects the privacy of those who contact the office and may be able to refer you to other service providers, with your consent. Residential Tenancies Office contact information:

Phone: (867) 667-5944

Toll Free (in Yukon): 1-800-661-0408 ext. 5944

Address: 307 Black Street, 1st floor, Whitehorse, YT

Website: [www.rto.gov.yk.ca](http://www.rto.gov.yk.ca)

## For More Information:

**STREET ADDRESS:**  
1<sup>st</sup> floor  
307 Black Street  
Whitehorse, YT

**MAILING ADDRESS:**  
Government of Yukon  
P.O. Box 2703 C-7  
Whitehorse, YT Y1A 2C6

**TEL:** (867) 667-5944 | **TOLL FREE:** 1-800-661-0408, Ext. 5944  
**FAX:** (867) 393-6317  
**EMAIL:** [rto@gov.yk.ca](mailto:rto@gov.yk.ca)  
[rto.gov.yk.ca](http://rto.gov.yk.ca)