

## Housing for seniors: Living in a rental property

Living in  
a rental  
property

The *Residential Tenancies Act* applies to seniors who rent their own home, apartment, or condominium. Seniors who rent a place to live have the same rights and responsibilities as other renters. Under the *Residential Tenancies Act*, renters are called tenants.

### What you should know about the *Residential Tenancies Act*:

- It does not give seniors more rights than other tenants
- It does not include living situations like seniors' lodges or nursing homes

The *Residential Tenancies Act* talks about the rights and responsibilities of landlords and tenants in Alberta. However, there are some important things for renters to think about that aren't mentioned in the *Act*.

- Know who you are living with before you move in together.
  - Make sure that the person you live with is someone you can trust to pay rent on time, or you could be evicted.
- Make sure you have a written lease.
  - You will be more protected if agreements are written down because verbal agreements are harder to prove.
- Go to move-in and move-out inspections with your landlord.
  - Landlords can use inspection reports to make deductions from your security deposit when you move out.
- Don't pay for rent in cash.
  - It's easier to prove that you have paid rent if you use a cheque, credit card, debit card, or e-transfer.
- Keep papers and notices.
  - You should keep all papers and notices that you get from your landlord in case you need them for court.

- Ask for help if you don't understand.
  - If you don't know what something means in your lease or on a notice, ask someone for help so that you understand what to do next.

For more information on the *Residential Tenancies Act*, visit [www.landlordandtenant.org](http://www.landlordandtenant.org).

Sometimes, the terms, “home living” or “independent living” may be used to describe a senior who lives on their own.

## Where can I find more information?

If you have a problem when renting, you can contact Service Alberta. Service Alberta is the government department that oversees and enforces the *RTA*. They operate an information line and handle all complaints that arise from the *RTA*.



**In Edmonton: 780.427.4088**

**Outside of Edmonton: 1.877.427.4088**

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