

TENANT AND LANDLORD RIGHTS

TENANT'S RIGHT TO QUIET ENJOYMENT

You have the right to have a rental home that is safe and fit to live in. Your rights include:

- reasonable privacy
- freedom from unreasonable disturbance including disturbances created by your landlord, another tenant of the landlord, or a person permitted on the premises by your landlord or another tenant
- exclusive possession of the premises subject only to your landlord's right to enter under circumstances outlined in *The Residential Tenancies Act, 2006*
- use of the common areas for reasonable and lawful purposes, free from significant interference

Your landlord must also respect some restrictions. They cannot take any of your personal property, or restrict access to your property by you or someone you have authorised to visit. However, landlords may be able to take your property or restrict access if they have obtained an order from the Office of Residential Tenancies.

During elections campaigns, your landlord cannot restrict candidates or their authorised representatives from canvassing your building. You have the right to display election advertising such as candidate posters, although the landlord can place some reasonable conditions on the size and condition of the posters. The landlord can also restrict the posters from being displayed in common areas. You must remove your election-related posters within seven days following the election.

Landlords have the right to change the locks for access to common areas, but must provide you with new keys and/or access codes. When it comes to the locks for your particular suite or house, neither you or your landlord can change the lock unless you both agree.

For other concerns such as fire codes or health regulations, you may want to check with your local government.

LANDLORD'S RIGHT OF ACCESS

A landlord can enter your rental unit only under certain conditions. These include:

- when you have given permission to the landlord, either at the time or no more than seven days before
- if there is an emergency and the landlord must enter to protect life or property
- if it reasonably appears to the landlord that you have abandoned the rental unit

A landlord can also give you written notice to enter. The notice must state the time and date of the entry and the purpose for entering. The time for the entry in the notice must not cover more than a four-hour period and the four-hour period must be between 8 am and 8 pm, unless you otherwise agree. The purpose of the entry must be reasonable, and the notice must be given at least 24 hours and not more than seven days before the landlord wants to enter.

Different rules apply if you have given notice to move out and the landlord wants to enter to show the rental unit to a prospective tenant. In this case the landlord only has to give you two hours notice, either in person, electronically, or over-the-phone. If you have not given the landlord a contact phone number or email address, or if the landlord cannot reach you by phone or email, after reasonable attempts they can enter and leave a notice on the door stating that they entered the premises to show them to a prospective tenant. The landlord can only enter between 8 am and 8 pm and cannot enter on Sunday or a day of religious worship for you.

If the landlord wants to show the rental unit to a prospective purchaser, the landlord must give 24 hours notice unless they have your consent to enter on shorter notice.