



Residential Tenancies Program

Policy and Procedure Guide

Policy Number: 02-003

Subject: Parking

Chapter: Rental Agreement

Legislation	s.16(5), 20(1)
Definitions	N/A
Purpose	The purpose of this policy is to outline basic parking guidelines for landlords and tenants.
Policy	<p>The landlord may assign a parking space to each rental unit in a complex and include it in the written rental agreement or written notification of a verbal or implied rental agreement, whether the tenant needs one or not.</p> <p>A landlord may charge for parking. A tenant should be made aware prior to entering in a rental agreement, whether or not parking is included in the rental agreement.</p> <p>If an assigned parking space is included in the rental agreement, the space must be made available to the tenant.</p> <p>Some landlords keep a record of the license numbers of the vehicles permitted to park in tenant spaces. Tenants should let the landlord know of any change in vehicle license numbers.</p> <p>A landlord may set reasonable rules for tenant's use of assigned parking spaces and/or visitor parking spaces. The tenant is responsible to keep the parking space clean and to repair any damages caused by the tenant or the tenant's visitors. (ie. Oil leaks, etc.). The landlord may limit visitor parking spaces to casual use. A tenant may have to get the landlord's permission for a visitor to park overnight or longer.</p> <p>In a parking lot, the landlord is responsible for clearing snow, when necessary, to allow tenants access to their parking spaces.</p> <p>If parking is discontinued, or promised but not provided, see section 16(5) and 20(1) of the Residential Tenancies Act.</p>
Procedure Overview	N/A



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Forms & Form Letters	N/A
X-Reference	See Notice where material term of agreement contravened, section 20(1) of the Residential Tenancies Act See Notice of Termination for Material Breach, section 7-4 of this manual. See Service Discontinued, section 16(5) of Residential Tenancies Act.
Policy Developed	September, 2000
Last Revision	January, 2002 August, 2021
Other Resources	