



Residential Tenancies Program

Policy and Procedure Guide

Policy Number: 03-001
Subject: Entering Abandoned Premises
Chapter: Entry of Premises

Legislation	s. 31
Definitions	Abandonment: a tenant is considered to have abandoned residential premises where the following conditions are met: (i) the tenant has vacated the premises; (ii) rental agreement is not terminated in accordance with this Act or the agreement; and (iii) rent is overdue.
Purpose	The purpose of this policy is to inform to landlords on proper procedure to taking back possession of the rental unit when a tenant abandons the rented premises.
Policy	The landlord may enter the premises without the consent of the tenant when the tenant has abandoned the premises.
Procedure Overview	When the tenant has vacated the rental unit and rent is overdue and the rental agreement has not been terminated according to the Residential Tenancies Act or the rental agreement, the landlord may post a 24 hour notice in a conspicuous place on the premises stating: <ul style="list-style-type: none">the landlord's belief that the tenant has abandoned the premises;the landlord's intention to enter unless the tenant notifies the landlord before the time set out in the notice; and;the day and hour when the entry will take place. If a tenant notifies the landlord before the time set out in the notice that the premises has not been abandoned, the landlord shall not enter the premises.
Forms & Form Letters	Landlord's Notice of Abandonment
X-Reference	
Policy Developed	September, 2001
Policy Revised	January, 2002 August, 2021
Other	



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Resources