



Residential Tenancies Program

Policy and Procedure Guide

Policy Number: 03-004

Subject: Sale of Rental Premises

Chapter: Entry of Premises

| | |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Legislation | s. 7(8), 10, 18 |
| Definitions | N/A |
| Purpose | <p>The purpose of this policy is to inform landlord and tenant about termination notices and for notice to enter premises to show to prospective buyers when a rental premises is being sold. It outlines the proper length of notice a landlord must give under these circumstances. It also outlines the length of notice a tenant who has been given a notice of termination but decides to leave earlier must give.</p> <p>This policy also defines the responsibility of a new landlord.</p> |
| Policy | <p>If a landlord wishes to enter rental premises to show prospective tenants, the entry must be made at a reasonable time.</p> <p>The landlord is required to provide at least 24 hour written notice of entry to the tenant, unless a notice of termination has been given (either by the landlord or the tenant). If the termination notice has been given, the landlord should make a reasonable effort to give the tenant at least 4 hours notice to show the unit to prospective tenants or buyers (written notice is not mandatory in this circumstance).</p> <p>It is important to note that where a month to month rental agreement exists, a tenant who is given a three month notice of termination by the landlord, but who wishes to leave before the termination date of the notice, is required to provide the proper notice as defined by the Residential Tenancies Act, 2018.</p> <p>When a landlord is replaced by a new landlord, the new landlord is required to provide written information to the tenant of name, address, telephones, etc., where the new landlord can be reached or documents can be served. If there is an agent, the information pertaining to the agent must be provided to the tenant by the new landlord. The new landlord is also required to provide the tenant in writing of the amount of security deposit and interest credited as of the date the new landlord took possession of the premises.</p> |



Residential Tenancies Program

Policy and Procedure Guide

| | |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | A new landlord is required to assume all the responsibilities of the current landlord. The sale of a rental unit does not allow the new landlord to give shorter notice of termination. The new landlord must abide by the same terms and conditions of the tenancy as the previous landlord (s. 7(8)). |
| Procedure Overview | N/A |
| Forms & Form Letters | Landlord's Notice to Enter Premises Landlord's Notice to Terminate – Standard Tenant's notice to Terminate - Standard |
| X-Reference | N/A |
| Policy Developed | September, 2000 |
| Last Revision | January, 2002 August, 2021 |
| Other Resources | |