

You, as a Tenant, *must* do the following things:

1. Pay rent. You can be evicted (kicked out) if you do not.
2. Keep your place clean. Keep anything it comes with clean.
3. Fix anything you or your guests break.
4. Check your lease: If you have a signed lease, and it says you can smoke or have pets in your place, you CAN.
5. End your lease the right way (see: How to end your lease *(5 years or less)*)
6. If you have a problem with your place or your landlord, write it down and keep an extra copy. The Residential Tenancies Tribunal will need a copy if you apply for help with your problem.

Questions?

- Visit www.snb.ca/irent
- OR
- Telephone 1-888-762-8600 (it is a free call)

You, as a Tenant, *must not* do the following:

1. Cause trouble or bother anyone. Your guests cannot, either.
2. Damage the place or anything that comes with it.
3. Smoke or have pets in your place if your signed lease says you cannot.
4. Change the locks without permission from the landlord or the Residential Tenancies Tribunal.
5. Keep your rent money if your landlord has not repaired something you want fixed.

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How to end your lease (*five years or less*)

If you have a signed lease, check out what kind it is:

1. **Fixed term lease:** You, as the tenant, do not have to give written notice to your landlord. Your landlord does not have to give you written notice, either. The lease ends when it says it does.
2. **Week to week:** You, as the tenant, must give your landlord one full calendar weeks' notice in writing. Your landlord can end your week to week lease this way as well.
3. **Month to month:** You, as the tenant, must give your landlord one full calendar months' notice in writing. Your landlord can end your month to month lease this way as well.
4. **Year to year:** You, as the tenant, must give your landlord three full calendar months' notice in writing. Your last day is the final day of your lease. Your landlord can end your year to year lease this way as well.

If you do not have a signed lease, you are a month to month tenant (see 3 above)

Questions?

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Your Landlord *must* do the following things:

1. Rent a place that is in good shape and clean.
2. If the landlord rents the place with furniture in it, the furniture must be clean and in good shape.
3. Keep all common areas, such as hallways, safe and clean.
4. If your landlord needs to come in to your place, he or she must tell you in writing ahead of time unless it's an emergency or you have asked for repairs.
(see: Notice of entry by your Landlord).
5. If your landlord wants to end your lease, he or she must tell you in writing ahead of time. (see: How to end your lease (*five years or less*))
6. Give you a Notice to Vacate if they want to evict you (kick you out) if you do not pay your rent.
7. You may have paid a security deposit to your landlord when you started to rent your place. Your landlord must give the security deposit to the Residential Tenancies Tribunal.

Questions?

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- OR
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Your Landlord must *not* do the following things:

1. Interfere with your heat, water or power services, unless there is an emergency or repairs are needed.
 2. Damage the place or anything that comes with it.
 3. Change the locks without your permission or the Residential Tenancies Tribunal's permission.
 4. Keep you from getting your belongings in exchange for any rent you may owe.
 5. Throw out your things. Your landlord must apply to the Residential Tenancies Tribunal to get rid of your belongings.
 6. Enter your place without proper notice unless it is an emergency or you have asked for repairs to your place (see: Notice of entry by your Landlord)
- **Remember:** Only a Residential Tenancies Officer or a Judge can evict you from your place.

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Notice of entry by your Landlord:

1. **Emergencies:** Your landlord does not have to tell you in advance.
2. **Inspection or showing to future tenants:** Your landlord must tell you 24 hours in advance in writing.
3. **If you want something fixed:** You must tell your landlord in writing. He or she does not have to tell you in advance for the first 48 hours after getting your letter. After this period (two days), your landlord must give you 24 hours' notice in writing.
4. **Repairs or maintenance:** Your landlord must give you seven days' notice in writing.
 - **Remember:** It is okay to let your landlord in even if he or she has not given written notice if you are okay with letting them in.
 - **Remember:** Your landlord is not allowed into your place on holidays or Sundays.
 - **Remember:** Your landlord can only enter your place between 8 in the morning and 8 at night.
 - **Remember:** If your landlord comes into your place without proper notice, and you do not like this, tell him or her in writing to stop. Keep an extra copy of your letter. Apply to the Residential Tenancies Tribunal for help with a copy of your letter if it keeps happening.

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