

## LEASE AGREEMENTS

### What is a landlord?

A person who rents out a room or property to a tenant.

### What is a tenant?

A person renting the property from the owner.

### What is a dwelling?

Property that you can live or work in. For example, a house, room, a flat, office of a building.

### What is a lease agreement?

A lease agreement is a binding contract between a tenant and a landlord for the rent or lease of a fixed property for a specific

time for a fixed rental. It can be written or verbal.

### If I am a tenant, what are my rights?

- You have the right to privacy. The landlord may only exercise his or her right of inspection in a reasonable manner after reasonable notice to the tenant.
- You have the right not to have your home searched.
- You have the right not to have your property searched.
- You have the right not to have your possessions removed from the premises.
- You have the right to have privacy regarding your communications.
- These rights apply to the tenant and the tenant's visitors.

### If I am a landlord what are my rights?

- You have the right to regular payment of rent and any other charges specified in the lease agreement.
- You have the right to recover unpaid rent

or any other amount that is due and payable after obtaining a ruling by the Rental Housing Tribunal or by a court.

- You have the right to end a lease on the grounds that are specified in the lease.

### Must a lease agreement be in writing?

- A lease agreement does not have to be in writing but if you request that it be in writing, the landlord must give you a written lease agreement.
- A verbal agreement is valid but it is more difficult to prove if there is a dispute about the terms and conditions of the agreement.

#### KEY:

1. RENTAL HOUSING TRIBUNAL - a board of officials appointed to make a judgment
2. DWELLING - house
3. LESSEE/TENANT - a person renting the property from the owner
4. LESSOR/LANDLORD - a person who rents a room or property to a tenant