



THE Rental gazette



How the Pandemic Will Reshape the Rental Market

BY PAUL DANISON, CONTENT DIRECTOR OF RENTALS.CA FROM REM MAGAZINE.

How long has it been since we began hearing these words every day: COVID-19, coronavirus, pandemic? How long before we try to forget them?

Who knows – it could be awhile. But the new words will probably change us – change the way we live, play and work, and will possibly bring a more massive digital transformation closer to home sooner than predicted.

Take housing, renting, and all that's associated with the search, the transactions and the move. Post-COVID-19 could bring about some changes to enhance the process, making it more efficient, easier and maybe even more enjoyable.

People are searching for rentals again, says Matt Danison, CEO of Rentals.ca. "Rentals.ca has experienced its all-time high in traffic numbers in the first week of May, surging 59 per cent compared to the first week of April," he says. "Renters who put off moving when the pandemic hit are now starting to resume their apartment search in the hopes that Canada's lockdown will end in the coming weeks."

Guy Tsrar, data scientist at Local Logic in Montreal, agrees. "At its worst point since COVID-19, the rental market lost 27 per cent of user search traffic across Canada," he says.

"But since that low point in mid-March, the market has rebounded with the search traffic for the last two weeks of April exceeding the last two weeks of January.

"People still need homes, and we see that the initial shock of COVID-19 has subsided, and consumers are back out there looking for homes online."

Local Logic looked at how users interact with its proprietary Location Scores to understand what matters to renters now, compared to pre-pandemic days.

Unsurprisingly, people in Canada looking to rent care about proximity to grocery stores much more than before the outbreak – 13.5 per cent increase compared to January averages.

What renters cared about in April versus January of this year. (Local Logic). The graphic shows renters care much less about public transit (a 14-per-cent drop), and they are much more interested now in cycling (a 17.3-per-cent increase).

"Since COVID-19, renters' lifestyle demands have changed and have not rebounded to pre-COVID times; we see renters are looking to live in more cycling- and pedestrian-friendly

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Alberta Residential Landlord Association.*

The Voice of the Residential Rental Industry

COVID-19 INFORMATION

HELP RELAUNCH, SAFELY

Prevention starts with awareness.
Be informed on how you can protect
yourself and others from COVID-19:

- Isolate if you're feeling sick
- When out, maintain physical distancing of 2 metres
- Wash your hands frequently for at least 20 seconds with warm water and soap
- Cover coughs and sneezes and stay home if you are sick
- Avoid touching your face
- Wear a mask in public places where keeping a distance of 2 metres is difficult

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alberta.ca/covid19





The Voice of the Residential Rental Industry

Dear Valued ARLA Members:

On behalf of ARLA's Board of Directors and ARLA's staff, Donna & Brittany, we want to start by thanking each of you for your continued support of your Association, especially during this difficult time. ARLA has been unable to hold any in-person Educational Seminars, General Meeting Luncheons, or other networking events that we all look forward to attending each year. Unfortunately, this has added some financial strain to our Association, however, we continue to stay positive & focus on maintaining a strong voice for the residential rental industry. ARLA is striving to ensure members receive value for their membership by continuing to update members with current information & provide support when needed, we are here for YOU! ARLA will continue to provide regular broadcasts to keep us in touch with each other.

Please continue to support ARLA by placing an ad in the Rental Gazette Newsletter, purchasing Landlord Forms, attending Webinars, referring others to ARLA and following ARLA on its social media platforms.

Your support means everything to ARLA and without it, we would not be able to continue to grow our membership and give our membership a bigger voice!

Thank you,

Alberta Residential Landlord Association

I'd like to thank you for all the emails about how to deal with Tenants and the government with respect to the Corona Virus, as they have been very useful to me. Thanks again for all your hard work.

Gregory O. Pretzlaff

Thank you for all the information from ARLA throughout this pandemic. It was a huge help to me in designing our pandemic plan and keeping up with the developments and rules!

Thanks,

Azelda Payne

Midwest Property Management

You guys are doing a great job with your updates, thank you.

Barry T Wiedman, General Manager

MHA Properties

I wanted to reach out to you and say a special thank you for being a wealth of information and strength for the ARLA membership during these challenging times.

I believe I speak for everyone when I say your ongoing updates and e-mails are a God send for all of us.

Thanks again and stay safe!

Norm Gagnon

Serv-it Bailiff Services Inc.

Just wanted to say I am grateful that we have you at the helm of ARLA and that I appreciate what you do!

Thank you!

Wanda Bone

Westcorp Property Management

I just wanted to let you guys know that your regular communication through this has been stellar. Although I am not a landlord, I appreciate all your hard work as a fellow service provider.

Well done!!

Colleen N. Gilliam | Marketing and Events Coordinator

Reynolds, Mirth, Richard & Farmer LLP



Editor's Message

BY RAPHAEL YAU, CHAIR RENTAL GAZETTE

Market Update

Summer is upon us and while the economy starts to re-open, we are not likely to experience many traditional summer activities, so I hope at least you are able to enjoy the outdoors with your families in some ways. Prior to COVID-19, there were indicators that several factors that would keep rental demand high with low vacancies and strong rental growth driving the construction of more apartments in the next ten years perhaps than we have seen in the last several decades. Some of those factors may be impeded in the short term due to the Pandemic but some new factors may also improve the situation for landlords in the mid to long term. The factors prior to COVID-19 which would have positively affected the rental market were: Positive immigration, housing affordability, the preferences of Millennials, an aging society and construction constraints on new Housing.

With the Pandemic, some new factors have come to light which will affect the rental market which include a desire to age in place and avoid seniors residences, not taking the risk of a mortgage and remain or chose to be a renter, potential reduction of Airbnb/Vacation rental market in major cities may result in lower long-term construction of condominiums, which have provided units to the shadow rental market in recent years and lastly investors will likely have a preference for multifamily apartment investments over other commercial asset classes.

How these factors will affect the rental market in the short-term is that immigration numbers will decrease which may relieve some of the housing shortages we have recently had. More residents will stay in

place rather than move for now and lower turnover may mean that rental income growth will be limited for the time being. Rent increases are mostly off the table for now. Evictions were temporarily deferred in Alberta and landlords were encouraged and still are to make payment plans and partial deferrals so that tenants could shelter in place. Smaller landlords will be impacted greater than larger landlords as your income may be more greatly disrupted if you only own a small number of units and is much more impactful to your bottom line than if you own many units. Also, economies of scale going forward are more manageable going forward for larger landlords in regards to new COVID-19 guidelines for maintenance and interaction with tenants within your buildings. Construction projects will be delayed and take longer as social distancing requirements will reduce efficiencies. This reduction in supply will positively affect the existing rental occupancies and vacancies.

The cost for debt has dropped considerably for apartment owners and a 10-year rate on a CMHC insured mortgage may have dropped from 2.5% down to 1.75%. While some lenders have exited the Alberta market, CMHC is still active and working with Western Canadian lenders. This should help balance the values of apartment buildings in the short term. Online technology and virtual showings of apartment units are likely to increase dramatically in the coming months/year and the industry will have to adjust and procure the technology to allow certain staff to not only work from home, but have the ability to show potential tenants available units virtually and to screen the tenants via online application.

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**#208, 10544 - 106 Street
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780-413-9773

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www.suitesmart.ca

STAFF

Donna Monkhouse

Executive Director

donna@albertalandlord.org

Brittany Dorado, Executive Assistant

Events & Member Development

executive@albertalandlord.org



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In the mid-term there will likely be some distressed sellers looking for liquidity and whom do not have the desire to adjust to the "new normal" for apartment rentals or whom may be highly leveraged in their building and the short term disruption in their income proves too difficult moving forward. This should present opportunities for larger landlords or investors who are comfortable with operating a building in a post COVID-19 environment and there may be developers whom are over leveraged and need to sell in order to pay down/off higher interest construction mortgages at times when sales are slow of condominium units. A large institutional buyer may be able to convert/complete certain projects which fit their long-term portfolio. Newly built student focused residences will be interesting going forward as shared accommodations may not be attractive to students in the short to mid-term once students go back to post-secondary school. E-learning for students is yet still to be determined and seen as effective enough. For post-secondary students it does not seem to be desired solution and there are surveys showing that many high school graduates may take a "gap year" and see what happens. Immigration in the mid-term will like increase once travel restrictions are eased and eventually lifted. As the United States are likely

to lower immigration through restrictions, Canada will likely fill the demand.

In the long-term construction constraints will lead to lower vacancy and rental rate growth, and less condo builds will lower the overall shadow rental supply in the years to come. The reduced ability to sell condos may further incentivize developers to building purpose-built rentals provided construction financing is there. The restrictions on Airbnb type short-term rental services will likely go into the long-term rental pool but eventually, many of these units will be sold to owner occupiers as the stock gets older and less profitable for investors. There may be a shift to being not leveraged for home ownership and this may lead to more people looking towards the rental market for their housing solutions. In the long term there may also be an avoidance for seniors to look at long-term care facilities as long as they can remain independent and this may increase demand for the traditional rental market. Rents are still very affordable compared to home ownership and people may chose this path in order to increase their savings and be more at ease should a global event like this happen again in the future. Apartment ownership will be viewed as one of the safest sectors not only in the realm of real

estate, but of the economy as a whole. In a way the rental industry will be viewed as an essential service or need and expect more investment capital to flow towards this asset class in the long term.

Eventually this economic uncertainty and volatility of COVID-19 will pass. Life will return to a new normal sooner than later and hopefully we will have learned from this and be better prepared should an event like this happen again in the future. The Apartment Industry is resilient and while some players may exit the market, once things settle and a thorough analysis is done, more capital will flow into this sector than previous years due to its stability.

I hope you all are able to get outside and enjoy our beautiful summers. Stay away from the Murder Hornets ok?


Source: Cushman & Wakefield Edmonton Research, Conference board of Canada, Centurion Asset Management

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BARRISTERS SOLICITORS



Sonny Mirth
780.497.3346
emirth@rmrf.com



Heidi Besuijen
780.497.3327
hbesuijen@rmrf.com

**Reynolds
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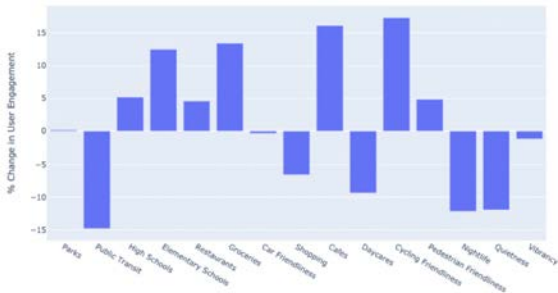
RAPHAEL YAU
Senior Associate
(780) 917 8326
raphael.yau@cwedm.com

Suite 2700, TD Tower
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Continued From Cover

areas, with better access to groceries and better access to schools,” says Vincent-Charles Hodder, CEO of Local

What Renters Care About? April vs. January 2020



Logic. “Conversely, renters care less about being close to quality retail shopping, public transit, daycare and quiet neighbourhoods.

“Only time will tell if this is a permanent change in lifestyle demand or if this will begin returning to normal as non-essential businesses reopen and consumer confidence returns.”

Rentals.ca put together seven predictions – digital and otherwise – that might stick long after the coronavirus is gone to reshape the housing/rental market.

1) More landlords and renters will embrace online

virtual leasing, 3-D and virtual tours.

It's not like 3-D and virtual tours are something new; they just have not been commonly used. More tenants will begin paying rent digitally than ever before.

2) Some short-term rentals in urban areas will convert to long-term rentals.

The longer short-term rentals in the larger cities remain vacant, the sooner their owners could put them back into long-term rental stock. Or, they might have to put the units on the market if they can't afford the mortgages. This could give renters more options, help open up supply a little in cities such as Toronto, Vancouver and Halifax with tight

vacancy rates, and might even help to lower rents. But the biggest short-term problem for short-term rentals are new laws prohibiting them in some jurisdictions.

3) Cleaning will take on a whole new meaning in apartment buildings.

Cleaning will become a bigger industry with stricter rules or guidelines on how to clean, what to use and how to stay safe while cleaning. Janitors and cleaners already wear gloves, but now they will probably don masks, coveralls that are washed every night and use spray bottles of disinfectants known to kill the coronavi-

rus. The rags, brushes and equipment used to clean will need to be cleaned and disinfected or trashed.

Cleaners might be trained better for the coronavirus, and they could get a temperature check before coming to work each day. This will become a more expensive task for landlords and property managers.

4) More claims will flood tenant/landlord boards.

The renting landscape in the shadow of COVID-19 is confusing and chaotic and things could get worse unless cooler heads prevail.

Rent strikes were planned for April and May, evictions are banned, rent hikes are frozen, job losses are mounting, government assistance is on the way – soon they say.

Once the coronavirus war ends, the landlord/tenant war could escalate and play out in tenant/landlord board hearings and maybe even in more litigation. Tenant/landlord tribunals are already overloaded and backlogged; this could get worse post-COVID-19.

5) People will not move as much in the short term but expect a spike in the recovery.

When the worst is over, moving vans will start rolling again as optimism gets us moving again. Most moves will only be delayed during this bleak time. While more renters will be on the move, count on fewer homeown-

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Continued From Page 6

ers making a move.

6) Rents could fall in the short term, and affordable housing will be even harder to find.

Imagine if you can, Toronto and Vancouver with a healthy three per cent vacancy rate, and rents falling by the end of the year rather than rising. A few months ago that would have been laughable. But because of COVID-19, Canada will have less immigration, fewer international students and with the border closed, not nearly as many seasonal and part-time workers. All typically are renters.

And, because of No. 2 above, some-short rentals will be converted to add to the rental supply.

So, with fewer renters and more supply, rents could slide down overall this year, but the higher end of the rental market advertised as luxury rentals could be more affected.

"With the record number of layoffs, there will be more demand than ever for affordable housing," says Danison. Also, in some areas, building affordable housing has slowed or even been halted for a while.

7) Coworking spaces in apartment complexes could become the hottest new amenity.

Working remotely is not new. Many in the gig economy know nothing of office politics. And, coworking spaces were becoming popular in new apartment complexes

before COVID-19 hit.

A few other trends to consider post-COVID-19:

- A new way of living for seniors. Senior housing, buildings and units could be redesigned with new protocols on how to better protect them. More seniors die from this virus than any other age group, so a lot of thought will be given to how to protect them. This will be an evolving, creative process of how we protect the older among us.
- The dream of buying becomes more of a dream. The nightmare of COVID-19 could extend the trend of renters staying renters longer.
- With vastly increased food delivery, will apartments have a designated area for the exchange of food and goods between delivery services and tenants? Not a bad idea.
- Will international students be caught in a pickle of looming deadlines to leave their residences and the dwindling number of international flights? What will they do, caught in between school and going home?

One last point: Character, creativity and community are often developed out of adversity. Think back to the 2008 "Great" recession or even to 1929 Great Depression.

Entrepreneurs and creative companies will come together with innovative solutions to the housing crisis stemming from the 2020 COVID-19 pandemic. Count on it.

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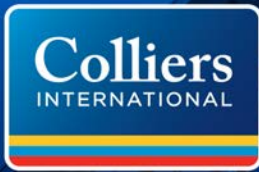
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Executive Director Report Summer 2020

BY DONNA MONKHOUSE, EXECUTIVE DIRECTOR



Who knew as we move into Summer that we would be dealing with an unprecedented pandemic and be living under a "State of Emergency", certainly not me? Who knew that our last event for months to come was going to be our 25th anniversary celebration? Who knew that we would be having board meetings and other meetings over Zoom? Although networking with our fellow members is not possible at this time, we have found ways to make some things work already, and we will strive to continue to find new ways to ensure our members are informed and in touch.

Brittany and I worked from home for a few months and are both back in the office now for our membership – if you need anything, we are here to help you. I must say during those 2 months we were very busy.

The day before the announcement of the State of Emergency, I sold & moved from my house into an apartment. Leaving my dog home alone during the day was a concern, because he always had the run of a large house, and I was worrying about him adjusting. Well, as it turned out I was able to be home with him to help him adjust, however, now returning to the office, I have to readjust him yet again.

Working at home I thought oh good, I can eat proper now and spend some time in the morning doing exercises to keep in shape because I would have that time. Lo and behold, that never happened. The ease of fast food and the noise of the Price Is Right consumed me and I will admit that I have put on more COVID-19 weight than I needed. Needless to say, I was very happy to return to the office to work. Apartment life is pretty cool too!

We continue to sift through information daily to ensure our membership is receiving the facts and good resources. We attended many webinars to ensure we had information to share. ARLA was invited to speak to our Government officials on several occasions about the Landlords situation, and they listened in some respects. We wrote letters to the City of Edmonton Council when they gave the Multi Family Industry a

property tax rate increase and we continue to advocate on the Landlords behalf. We were able to be heard on various radio broadcasts and were quoted in articles in the Journal as well. Our day to day workload has shifted in a new direction in some ways and we find ourselves doing things we never thought we would have to, so our members were in the know.

ARLA, remains in touch with government officials, other landlord associations, City of Edmonton Mayor and Council, RTDRS as well as other members. We are here for you!

Although our events are cancelled until AHS lifts restrictions, we have been able to offer several online Webinars, and will continue these in 2020, as well as into 2021. We heard from those that are unable to make it to a seminar in person, that this was a great idea. We were also able to postpone our golf tournament until September 18, 2020 – Fingers Crossed. We will keep all of you updated.

SO WHAT ELSE IS HAPPENING AT ARLA'S OFFICE?

- We are staying apprised of the Proposed Waste Management Strategy and how it affects our landlords.
- We are always looking for ways we can assist the members and be heard to improve the Residential Rental Industry. If you have any issues that you want to share, please let us know and we will do our best to make sure we are heard.
- We are looking for ideas that you may have for Webinars, Seminars, and Luncheon Speakers. If you know of anyone that does educational seminars or presentations, please let us know. If you are able to do an online webinar or seminar, on a topic of interest to the membership, please let us know.
- We continue to prospect new members. Your support helps our membership grow and in turn your business will grow!! If you know of anyone who is

in the Residential Rental Industry – 1 unit or 500+ units, they need to be part of our Association. If you know of a service provider that wants to grow their business, they need to be part of ARLA too. Referrals are great!

We heard from many of you that our daily broadcasts provided good information. We also heard that the reminders that we included were also helpful.

Thanks go out to all the members for their continued support of ARLA. We look forward to reuniting with all of you soon.

I can't help but remember what the Queen said: "We will be with our friends again. We will be with our families again. We will meet again."

For now, please stay safe.

COVID-19 INFORMATION

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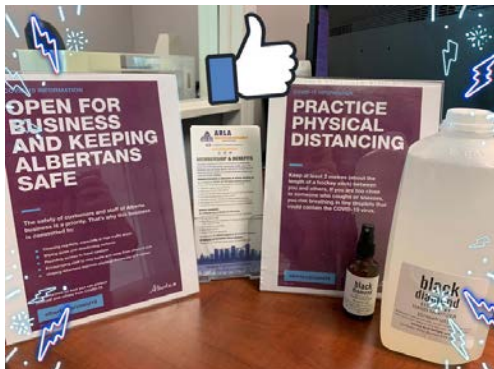
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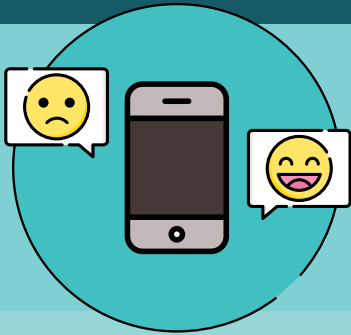
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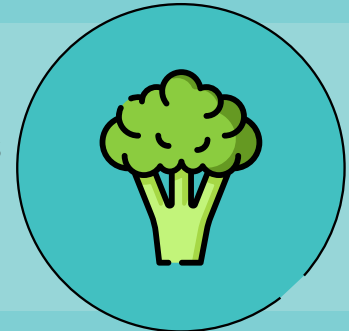
Coping with stress during the 2019-nCoV outbreak



It is normal to feel sad, stressed, confused, scared or angry during a crisis.

Talking to people you trust can help. Contact your friends and family.

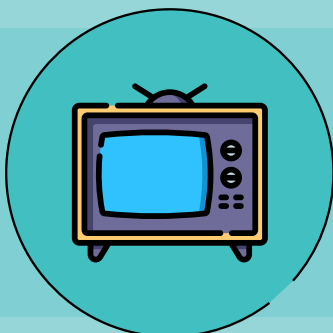
If you must stay at home, maintain a healthy lifestyle - including proper diet, sleep, exercise and social contacts with loved ones at home and by email and phone with other family and friends.



Don't use smoking, alcohol or other drugs to deal with your emotions.

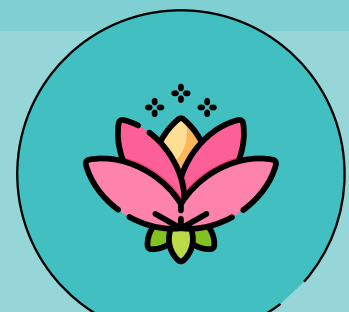
If you feel overwhelmed, talk to a health worker or counsellor. Have a plan, where to go to and how to seek help for physical and mental health needs if required.

Get the facts. Gather information that will help you accurately determine your risk so that you can take reasonable precautions. Find a credible source you can trust such as WHO website or, a local or state public health agency.



Limit worry and agitation by lessening the time you and your family spend watching or listening to media coverage that you perceive as upsetting.

Draw on skills you have used in the past that have helped you to manage previous life's adversities and use those skills to help you manage your emotions during the challenging time of this outbreak.





Rental Gazette Legal Corner: Legal Rights & Tenancies in Alberta

BY HEIDI BESUIJEN, REYNOLDS MIRTH RICHARDS & FARMER LLP

In my experience, most landlords in Alberta have an understanding that they are subject to human rights legislation (in Alberta, the Alberta Human Rights Act, RSA 2000, c A-25.5)(the "Act"). What this means and how it impacts landlords, however, is less well understood. This article aims to provide you with the basics to understand your obligations as a landlord.

The starting point is that the Act is known as "quasi-constitutional" meaning it will be construed with greater importance than other statutes which do not have that status (such as the Residential Tenancies Act). This signals the importance afforded to these rights and landlords are encouraged to take them seriously and consider them carefully.

Section 5 of the Act addresses discrimination in tenancies. It prohibits landlords from either:

- Denying the right to occupy a unit otherwise represented as being available for occupancy; or
- Discriminating on the basis of any term or condition in a

tenancy on the basis of a person's (or class of persons') race, religious beliefs, colour, gender, gender identity, gender expression, physical disability, mental disability, age, ancestry, place of origin, marital status, source of income, family status or sexual orientation.

Some of these will be obvious to us as instances of discrimination. For example, a landlord cannot advertise a rental to be available to members of their faith only because this would discriminate against any person who has a faith other than the landlord's. This is an obvious example. What might be less obvious is an advertisement seeking female tenants only or married tenants only. Both of these would run afoul of the Act. Another example is that a landlord cannot deny a person a lease on the basis that the person receives income from a government program. Nor can the landlord change the terms of the lease that they would offer to a person who receives income from a government program.

The issue does not always arise in regard to a new tenancy. It may be that a person experiences a change

of circumstances which would cause them to need an accommodation from the landlord. An example might be a tenant who when they moved in did not require a service animal but overtime the need arises. In such a case if, for example, the premises was operated as pet free, the landlord will need to work with the tenant to accommodate the need for a service animal to the point of undue hardship. Undue hardship is something that always relates to the specific circumstances of a situation and landlords are encouraged to seek legal assistance in order to ensure they are meeting their obligations in that regard. One example of a limit to accommodation might be that a tenant is permitted to have a service animal but needs to take steps to limit allergens relating to the animal in light of another tenant in a neighbouring unit who has severe allergies.

This is a bird's eye view of human rights and tenancies in Alberta. Further resources can be found at the website of the Alberta Human Rights Commission which publishes a number of information sheets to assist the public in understanding human rights.

Do you own an apartment building or residential rental complex of 40 units or more?

Are you tired of the stress and hassle of managing your own rental properties?

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ALBERTA RESIDENTIAL LANDLORD ASSOCIATION MISSION, VISION AND VALUES 2020

OUR MISSION

To represent member interests and provide education for the betterment of the Residential Rental Industry.

OUR VISION

To be the collective voice of the Residential Rental Community for our members

OUR VALUES

To promote the positive contributions of our Association and be the go-to for every Landlord and Service Provider.

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Shared Accommodation Problems: What Can a Landlord Do?

BY JUDY FENG, CENTRE FOR PUBLIC LEGAL EDUCATION ALBERTA

We have been getting more questions lately about shared accommodation problems. There are two living arrangements that typically fall under the term shared accommodation: roommates living together in a rental property and a landlord and tenant(s) sharing living space (for example, a kitchen, bathroom or living room). We regularly receive questions about the following issues:

- I share a house with my landlord but I can't stand living with him/her anymore! How do I break my lease?
- I'm renting out a room in my home to a tenant and he/she is not paying rent! What can I do?
- My roommate is constantly throwing crazy parties at our place. Can I evict him/her?

Unfortunately, landlords living in a shared accommodation situation fall into a grey area of the law. Let me explain.

In Alberta, the Residential Tenancies Act (RTA) applies to most landlords and tenants in Alberta. Under the RTA, landlords and tenants have certain rights and responsibilities (<http://www.landlordandtenant.org/responsibilities/>). The RTA also outlines the basic rules for things like security deposits, evictions, and ending leases. Under the RTA, landlords and tenants can turn to the Residential Tenancy Dispute Resolution Service (RTDRS) when they have a problem (<http://www.landlordandtenant.org/dispute-resolution/>).

However, the RTA does not apply to shared accommodation situations where the landlord and tenant are living together. For example, under the RTA, if a landlord serves an eviction notice to a tenant for non-payment of rent, the landlord must give the tenant at least 14-day notice. On the other hand, if a tenant is living with their landlord and did not pay rent, the landlord does not have a legal obligation under the RTA to give 14-day notice. That said, it is

good practice for the landlord to provide reasonable written notice to evict a tenant in a shared accommodation situation.

The RTA also does not cover issues that arise between roommates. For example, there is no legislated eviction procedure through which one roommate could evict the other. For some more examples of other problems that may arise in shared accommodation situations, you should check out our "Living with your Landlord" article (<http://www.lawnow.org/living-with-your-landlord/>).

There is a common impression that the Innkeepers Act applies to a shared accommodation situation. The Innkeepers Act only applies to hotels, motels, and other places that provide lodging to guests (for example, a bed and breakfast). The Innkeepers Act does not apply to tenants renting a room in a landlord's home – unless the landlord meets all of

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Continued From Page 12

the rules under the Act (for example, posting liability signs in the office and in every bedroom).

Since landlords and tenants living in shared accommodation are not covered by the RTA, they do not have the option of resolving their dispute through RTDRS. So, what can you do as a landlord living in shared accommodation if you are having problems with your tenant?

You can minimize disputes in the first place by having a written agreement outlining the rights and responsibilities of you and your tenant (see our Sample Living with Your Landlord Agreement). For more information, go to our website: <http://www.landlordandtenant.org/roommates-and-subletting/>.

If a dispute arises in a shared accommodation situation, the first step should be to communicate concerns to the tenant and to try to reach a resolution. It is a good idea to write down your concerns and give it to the tenant in writing in case there are problems in the future. If an agreement is reached to resolve a dispute, make sure it is in writing and signed by everyone.

If you cannot resolve a dispute with your tenant, then you may wish to go to mediation or Provincial Court.

Mediation is an informal, confidential, and private process that helps people work out their problems and come to a solution with the help of a neutral third party (the mediator).

Provincial Court is available for landlords to apply for a remedy of up to \$50,000. You must fill out certain forms, file them, and serve them on the tenant. The tenant then has a chance to respond, and a trial date will be set. Sometimes the Court will schedule a mediation session with a mediator or a pre-trial conference with a judge so that you can have a chance to reach a resolution before trial.

While mediation and Provincial Court do not require a lawyer, you should consider seeking legal advice before proceeding with either option.

For more information on dispute resolution, go to our website: <http://www.landlordandtenant.org/dispute-resolution/>

For more information on where to get legal advice, go to our website: <http://www.landlordandtenant.org/resources/>

For more information on Mediation or Provincial Court:

Mediation: <https://albertacourts.ca/resolution-and-court-administration-serv/mediation-programs>

Provincial Court: <https://albertacourts.ca/provincial-court/civil-small-claims-court>

Judy Feng, BCom, JD, is a staff lawyer at the Centre for Public Legal Education Alberta. She can be reached at info@cplea.ca

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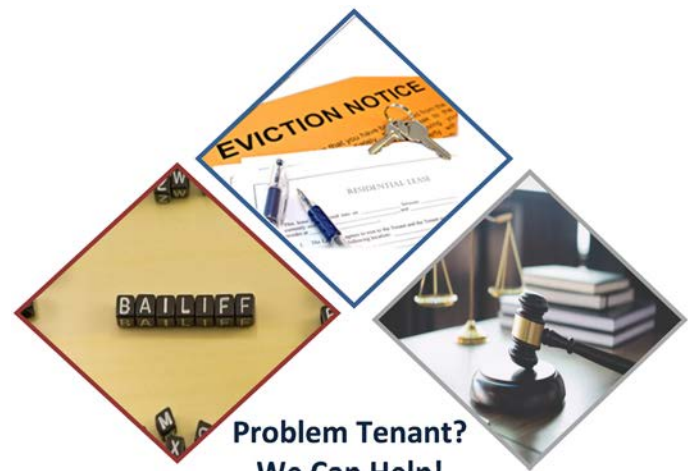


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Simple Steps to Control Mold Buildup in Suites

For building owners mold can be dangerous and destructive, often leading to costly repairs coupled with the loss of rental revenue. Mold can grow within 2 days in the right conditions and over time can cause extensive structural damage to a building that can often go unnoticed until it is too late.

Moisture build up is the biggest contributor to mold growth and is typically found in bathrooms, kitchens and basements where high than usual concentrations of moisture are produced on a regular basis.

Although it is difficult to stop humidity from being present in these spaces there are a few simple tips and economical devices that can combat and control the production of mold.

- Installation of humidity sensor switches, when installed in place of a regular fan switch these devices automatically sense humidity and will run the exhaust fan until the humidity is gone.
- Fix leaky pipes and taps. Mold loves moist conditions and a constantly leaking pipe is a haven for mold growth.
- Avoid leaving wet towels, clothing and other laundry laying on the floors or sitting in the washing machine. These are perfect conditions for mold production.
- Use mold resistant paint in areas that susceptible to mold growth. It will help control and contain the mold making it easier to clean and remove.

Remember mold can't grow without moisture, tackling moisture immediately is the biggest defence against mold build up and the costly repairs that can come along with it. Following these few simple steps will insure your property lasts and will not break the bank.



Advertising Opportunities

The Rental Gazette Newsletter

Advertising in ARLA's Rental Gazette Newsletter is a low-cost effective way to advertise your business to the associations membership. The Rental Gazette provides a member exclusive opportunity to market its products and services by purchasing an ad.

The Rental Gazette is sent out by an email broadcast quarterly. It will also be posted and shared on ARLA's website, Facebook, Twitter and LinkedIn page – Book an Ad today!

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Normal Wear and Tear from Tenant Damage

We often get asked how do you define Normal Wear and Tear from Tenant Damage. This chart gives a few examples that may help:

Ordinary Wear and Tear: Landlord's Responsibility

Curtains faded by the sun

Linoleum stains caused by shower spray

Minor marks on or nicks in wall

Dents in the wall where a door handle bumped it

Moderate dirt or spotting on carpet

A few small tack or nail holes in wall

A rug worn thin by normal use

Worn gaskets on refrigerator doors

Faded paint on bedroom wall

Dark patches of ingrained soil on hardwood floors that have lost their finish and have been worn down to bare wood

Warped cabinet doors that won't close

Stains on old porcelain fixtures that have lost their protective coating

Moderately dirty mini blinds

Bathroom mirror beginning to "de-silver" (black spots)

Clothes dryer that delivers cold air because the thermostat has given out

Toilet flushes inadequately because mineral deposits have clogged the jets

Damage or Excessive Filth: Tenant's Responsibility

Cigarette burns in curtains or carpets

Broken tiles in bathroom

Large marks on or holes in wall

Door off its hinges

Rips in carpet or urine stains from pets

Lots of picture holes or gouges in walls that require patching as well as repainting

Stains in rug caused by a leaking fish tank

Broken refrigerator shelf

Water damage on wall from hanging plants

Water stains on wood floors and windowsills caused by windows being left open during rainstorms

Sticky cabinets and interiors

Grime-coated bathtub and toilet

Missing mini blinds

Mirrors caked with lipstick and makeup

Dryer that won't turn at all because it's been over-loaded

Toilet won't flush properly because it's stopped up with a diaper

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2020 Calendar of Events

Thursday, January 23	Educational Seminar & General Meeting Luncheon Seminar: Occupational Health & Safety – Putting the H back into OHS Luncheon: Property Management Minor presented by Wanda Costen, Dean & Professor of Grant MacEwan University
Thursday, February 13	Educational Seminar Mold, Asbestos, Fentanyl – what you need to know
Thursday, February 27	25th Anniversary Celebration
Thursday, March 19 Cancelled	Educational Seminar & General Meeting Luncheon Seminar: Social Media & You presented by YEG TweetUp Luncheon: Edmonton's Economic Outlook presented by Felicia Mutheardy, City of Edmonton
Thursday, April 16 Cancelled	Landlord Resource Trade Show
Thursday, May 21 Cancelled	Educational Seminar & General Meeting Luncheon Seminar: Professional & Personal Safety Strategies presented by AEM Risk & Security Consulting Ltd. Lunch: Fire Safety and Your Buildings presented by Dennis Friedel, Assistant Fire Marshall, City of Edmonton
Thursday, June 26 Postponed to Sept 18th	ARLA's Golf Tournament
Thursday, July 16 Cancelled	Member Appreciation BBQ
Thursday, September 17 Cancelled	Educational Seminar & General Meeting Luncheon Seminar: Sustainability – Making existing buildings more sustainable presented by EcoAmmo Sustainable Consulting Inc. Luncheon: TBD
Thursday, October 15	Educational Seminar & General Meeting Luncheon Seminar: TBD Luncheon: TBD
Friday, November 20	AGM & Christmas Luncheon
Friday, December 4	ARLA's 2nd Annual Jingle & Mingle

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