

Who to call for more information or if you need help...

Office of Residential Tenancies

www.saskatchewan.ca/ort

Toll Free Phone: 1-888-215-2222 (Saskatchewan only)

Toll Free Fax: 1-888-867-7776 (Saskatchewan only)

304-1855 Victoria Avenue

Regina SK S4P 3T2

ORT@gov.sk.ca

ORT is an independent agency that provides information about the rights and responsibilities of landlords and tenants in Saskatchewan. When landlords and tenants cannot resolve disputes on their own, both have the right to ask the ORT to make rulings and settle the dispute.

Saskatchewan Landlord Association

saskatchewanlandlordassociation.ca

306-653-7149

Saskatchewan Human Rights Commission

saskatchewanhumanrights.ca

1-800-667-9249

shrc@gov.sk.ca

The agency that receives, investigates and makes decisions about human rights complaints.

Public Legal Education Association

plea.org

PLEA has booklets with general legal information on topics such as enforcing orders and taking matters to Small Claims Court.

Connecting Hearts...



Connecting Homes

Phoenix HOMES & CHIP



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Compiled for your information from:

PLEA- Legal Information for Everyone

Ministry of Justice. By the landlord. (n.d.).

I AM NOT CURRENTLY HOMELESS...

EVERYTHING YOU NEED TO KNOW ABOUT EVICTIONS AND PREVENTING THEM



“When something bad happens you have three choices: You can either let it define you, let it destroy you, or you can let it strengthen you”



The first thing you need to do if you get an eviction notice is:

-Talk to your landlord! There may still be options for you to be able to keep your home– provided you can figure out something together.

There are three types of evictions: immediate eviction, one month eviction, or two months eviction.

You can get an immediate eviction if:

- If rent is more than 15 days late;
- Causing serious disturbances to others around you or your neighbors, or committing illegal acts (such as huffing, parties, drug deals, loud noise, etc)
- Major property damage that is not reported or repaired



ALWAYS REMEMBER– THE BEST WAY TO AVOID EVICTION IS TO COMMUNICATE WITH YOUR LANDLORD!

You can get a one month eviction if:

- The security deposit remains unpaid for more than 30 days;
- You repeatedly pay rent after the 1st of the month
- you have extra people not in your agreement living with you (this is called **illegal sub-leasing**)
- you or your guests are constantly disturbing or putting your neighbors and/or landlord at risk
- You or your guests engaged in an offensive or illegal act on the property that may cause damage to property
- You are impacting the privacy rights or safety of others living nearby or the landlord;
- You don't repair the damages you have caused after being given notice and a reasonable time to do the repair;
- You have broken the rules of your agreement
- You give false information about the rental property to prospective renters or purchasers;
- You do not comply with an order from the Office of Residential Tenancies;
- If you smoke in a building that you are not allowed to smoke in.

• Notice to end a tenancy in the above situations must be in writing and must be given to you on the day before the rent is due (one full month before you are expected to move out).

• The landlord must first give you a reasonable amount of time to correct the situation, if possible.

• You can dispute the notice to the landlord within 15 days if you disagree with the eviction; otherwise it is assumed that you have accepted the notice and must move out when the notice states.

There are some occasions where you can be given two months notice to move:

(a landlord cannot give this kind of notice if you have a lease)

- The landlord, a close family member, or a friend are going to move into the rental unit.
- There will be demolition, renovations, or significant repairs to the property
- The unit is being converted to something else other than a rental property
- The unit is being used for a property manager, caretaker, or superintendent to live in.

- Notice to end a tenancy in these situations must be in writing and must be given to you two months in advance. You can dispute the notice the same way as one-month evictions
- Once the notice has been served, you can end the tenancy earlier by giving the landlord 10 days written notice.

The landlord can make an application for possession (meaning they can take back the unit sooner than anticipated). If this happens and you think it's unfair to have to leave, you can ask the Office of Residential Tenancies (ORT) not to grant the order in the following circumstances:

- If the landlord gave the notice because you made a fair complaint to an authority or you were trying to secure your rights
- The landlord has broken the agreement or isn't keeping up with maintenance
- The landlord has increased the rent in order to end the tenancy