

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 from information from:

PLEA— Legal Information for Everyone

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

**I AM CURRENTLY
HOMELESS...**

**AND I WANT TO
KNOW MY RIGHTS!**



“I do not at all understand the mystery of grace— only that it meets us where we are, but does not leave us where it found us”

INFORMATION PAMPHLET 3

Can a landlord refuse to rent to me?

Under the *Saskatchewan Human Rights Code*, a landlord cannot refuse to rent to you for any of the following reasons:

- Disability
- Age (18 or more)
- Religion
- Family status
- Marital status
- Sex
- Sexual orientation
- Nationality
- Race or perceived race
- Place of origin
- Ancestry
- Color
- Receipt of public assistance
- Gender identity

The only exceptions to this are:

- If a person is renting out a room in their home, they are allowed to have a preference of gender
- If it doesn't purposely exclude people on the basis of any of the above list



What are the rules around paying a security deposit?

A security deposit is the money the landlord collects at the start of tenancy to cover any losses that you may potentially cause. They may require security deposit of up to one month's rent but must ask for in the beginning. At least half of the damage deposit must be paid on the first date of tenancy; the remainder must be paid within 60 days.

Can a potential landlord refuse the Letter of Guarantee if I am on Social Assistance?

A landlord cannot refuse the Letter of Guarantee as it is protected under the *Saskatchewan Human Rights Code*.



When can my landlord increase my rent?

- The landlord cannot increase the rent unless the agreement says it can be done.
- The agreement must state the amount of the allowed increase and when the rent can be increased.
- The notice generally must be served 12 months before the rent increase takes effect.
- There can only be a maximum of two rent increases in a year.
- A landlord **can** charge more if there is an increase in the number of people living in the place– this is not considered a rent increase. This must be a written agreement that includes the amount it can be increased.

Can I change the locks on my door?

Neither you nor the landlord can change the locks unless you both agree to it. If the landlord does change the locks and you did not agree to it, contact the Office of Residential Tenancy (ORT).

NEVER PAY RENT IN CASH UNLESS YOU GET A RECEIPT IMMEDIATELY. ANY DEALS MADE WITH YOUR LANDLORD NEED TO BE IN WRITING.

IF YOUR LANDLORD GIVE YOU A NOTICE TO VACATE, IT MUST BE ON AN OFFICIAL FORM FROM THE OFFICE OF RESIDENTIAL TENANCIES

When can a landlord come into your place?

A landlord can enter a unit only under certain conditions.

The conditions in which a landlord CAN enter include:

- You agree, either at the time of entry or within the past seven days
- There is an emergency and the landlord must enter to protect life or property
- The landlord has reason to believe you have abandoned the unit
- The landlord has an order from the Office of Residential Tenancies (ORT) that authorizes the entry.

Other things to know about landlord access to the unit are:

- The notice must be given to you in-person or posted on the door of the unit.
- It must state when and why the landlord is entering.
- It must include the time (can be up to a 4 hour period).
- The time must be between 8 AM and 8 PM and not on a Sunday or day of religious worship for you.
- It must be given at least 24 hours in advance and not more than seven days before they enter.

The only exception to this is if you have given notice to move out– then the landlord only has to give you two-hours notice to show the unit to a new potential renter. If your building or suite is for sale, your landlord has to show the suite to a potential purchaser of the property, they must give you 24-hours written notice.

REMEMBER: ANYTIME YOU HAVE CONCERNS, ALWAYS TALK TO YOUR LANDLORD! MOST ISSUES OR CONCERNS YOU MAY HAVE CAN BE EASILY FIGURED OUT BY COMMUNICATING WITH YOUR LANDLORD!