

## ***The Residential Tenancies Act, 2006***

*The Residential Tenancies Act* was first enacted in 1973. Amendments have been made to this Act on several occasions. Since then, there have been significant changes in the rental marketplace, which resulted in the development of this new Act.

The new Act and Regulations:

- set out tenant and landlord rights and obligations in plain language;
- simplify and streamline provisions and procedures wherever possible;
- update the legislation to meet current realities;
- provide flexibility regarding changes in the future; and
- provide clarity and predictability to landlords and tenants concerning their rights and obligations under the Act.

Changes to the legislation include:

- the jurisdiction of the legislation for residential rental units will go beyond the existing boundaries of a municipality to cover all areas of the province;
- “Standard Conditions” that set out the core terms of any residential tenancy agreement;
- specific requirements for what has to be contained in a written agreement;
- a landlord’s right to access a rental unit and the protection of a tenant’s security and privacy are more clearly defined;
- a landlord can only end a periodic tenancy under certain criteria, to provide more security for tenants;
- a more streamlined process to evict the most troublesome tenants;
- a process for a landlord to keep the money owed to them from the sale of any abandoned property of a previous tenant; and
- the Office of the Rentalsman will become the Office of Residential Tenancies.

More information about *The Residential Tenancies Act, 2006* will be available the week of February 19, 2007 at [www.justice.gov.sk.ca](http://www.justice.gov.sk.ca)