

# What are my housing rights?

## Landlord/Tenant Law

Gloria Song  
Poverty & Civil Law Counsel  
Kitikmeot Law Centre  
Legal Services Board of Nunavut



# What do these words mean?

Some important terms

- ***the Residential Tenancies Act***
- **tenant**
- **landlord**
- **eviction**
- **tenancy agreement**
- **the Rental Officer**



# My landlord's responsibilities

## Your landlord must:

- **keep your house in good shape.**
- **keep your house safe from intruders**
- **not cut off your electricity, hot water, or any other service**
- **let you enjoy living in your house without harassing you.**
- **stop other tenants from annoying you.**



# My responsibilities as a tenant

## You must:

- **pay your rent on time**
- **keep your house clean**
- **not damage your house**
- **not disturb other tenants**
- **not let too many people live in your house**
- **not do things that are against the law in your house**



**If you break these rules, you might get evicted.**

## When is my landlord allowed to come into my house?

- **when your landlord has to do his/her job**
- **to show your home to new renters**
- **to show people who want to buy the house**
- **for insurance/mortgage reasons**
- **to inspect your home for certain reasons**

Your landlord must give you written notice 24 hours before entering

UNLESS

- there is an emergency
- you decide to let your landlord in

# Why would my landlord evict me?

**Your landlord can evict you if**

- **you have disturbed other tenants or your landlord**
- **you have caused damage to the house**
- **you have not given your security deposit**
- **you have not followed the rules in your tenancy agreement**
- **you have put your landlord or other tenants seriously in danger**
- **you don't pay your rent on time**



# Why would my landlord evict me?

**Your landlord can also have you move out of your house if he/she:**

- **needs to move into your house**
- **is selling the building**
- **plans to destroy the building**
- **plans to make major repairs/renovations**



Your landlord cannot kick you out himself or take your stuff – only the Sheriff can.

Your landlord is not allowed to change your locks without letting you know.

## **What must my landlord do to evict me?**

**If your landlord wants to evict you, he must first give you a notice in writing.**

**Talk to a lawyer right away.**

**You do not have to move out right away – you can take steps to fight your eviction by talking to a lawyer.**



# What should I do if my house needs repairs to be done?

**Tell your landlord! It is your landlord's job to make sure your house is in good shape.**



# What should I do if I have a problem with my landlord?

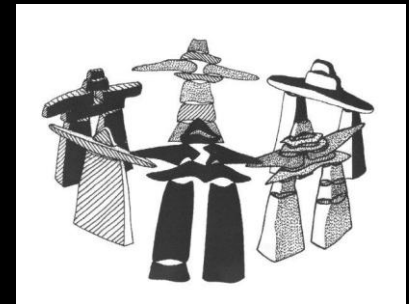
**Contact a lawyer through the Legal Services Board of Nunavut**

**Kitikmeot Law Centre  
(Cambridge Bay)  
1-866-240-4006**

**Maliiganik Tukisiiniakvik Legal Services  
(Iqaluit)  
1-866-202-5593**



**If you are facing eviction, talk to a lawyer immediately.**



**Questions?**