

First-Time Renter?

10 tips from the Residential Tenancies Tribunal

The excitement of renting your own place for the first time is an amazing feeling. Finally, freedom is literally at your doorstep. You probably can't wait to have your very own space, but before you make a move, read these tips:

1. Security Deposit.

If you pay one, you should receive a certificate of deposit from the Residential Tenancies Tribunal within 4 to 6 weeks.

2. Ask around.

See what others think of your potential Landlord.

3. Choose your roomies.

Remember, you and your roommates are equally responsible for the obligations in the lease, and you are all equally responsible for any problems or consequences. Tenants renting a room are only responsible for their own lease agreement.

4. Slow down.

Keep your money in your pocket until you've inspected the place and signed the lease. Do not sign a lease before visiting the apartment.

5. Put it in writing.

Protect yourself by having your lease, inspection report and any other issues documented in writing

The best advice I could give to a new renter would be "PROTECT YOURSELF". Take time to understand the law; don't forget to take pictures of the apartment at the beginning of the tenancy. I wish I knew this before renting...

- Tenant, Fredericton, NB

At the end of the tenancy, I ask my Landlord to sign the form called "Security Deposit Refund Agreement" and I got my security deposit in less than 10 days!

- Tenant, Dieppe, NB

6. Read your lease carefully.

Read it again!

7. Pay up on time.

Happy landlords get paid on time. If you are late, the landlord can begin the process to evict you.

8. Don't forget the notice period.

You must give advance written notice to move out. Check your lease if you can't remember how much.

9. Problem with your Landlord?

Follow the 5 steps here: <http://www.snb.ca/irent/5steps.pdf>

10. Get renter insurance.

While the law doesn't require it, we strongly encourage you to get renters insurance. Protect yourself and don't wait for something bad to happen.

