

Is your landlord selling? Here's what you need to know:

Are you buying a rental property? Here's what you need to know:

Can my landlord sell without telling me?

No. Although your landlord doesn't need your consent to sell their property, once it sells they must notify you by giving you a notice called a Form 8- Notice of Transfer. The form will indicate the name of the new owner and the date of the transfer.

How do I find out who my new landlord is?

The landlord must give you a Form 8 identifying who the new owner is and when they will be the new landlord.

What do I do if where I am renting sells?

Nothing really. All the terms of your tenancy agreement (lease) remain the same with the new owner. The new owner becomes your landlord.

Do I have to pay rent to the new owner?

Yes. Once the new landlord takes over the property, rent must be paid to them. If the new owner takes over mid-month and you have already paid your rent to the previous landlord, your rent is paid. You would start paying rent to the new owner the next time rent is due.

What if the new owner doesn't want tenants?

Your current landlord or the new owner must honor the terms of your tenancy agreement (lease) including providing you with a proper written notice of termination. For more information on terminations click here: [Revision of a Notice of Termination](#)

What if I gave a notice to my landlord and now I have a new landlord. Is my notice cancelled?

No. Any notices you gave or received from your previous landlord are still valid unless the Residential Tenancies Tribunal states they are not.

Do I have to sign a new lease with the new owner?

Not unless you want to. All the terms of your tenancy agreement remain the same no matter who owns the property. To change terms of a tenancy agreement proper written notice must be given.

Can my landlord show the property to prospective buyers without my consent and while I'm not there?



If you are provided with a proper written notice of entry the landlord can enter the premises and you do not need to be there.

For more information on Entry into Premises click here: [Notice of entry by your Landlord](#)

Can the landlord's real estate agent put a lock box on the door?

If you have agreed to it. The landlord must provide you with proper written notice of entry and of the lock box being installed including the code.

I am a landlord selling a property. What do I do with the existing security deposits?

If you have collected security deposits, you must remit them to the Tribunal if you haven't done so already. The security deposits can be remitted at any Service New Brunswick Office or by mail to PO Box 5001, Moncton, NB E1C 8R3.

I bought a property. How do I know if there are security deposits for this property?

With the buyer's consent, your lawyer may request that the Tribunal send a list of all security deposit held in trust for the property.

I bought a property. How do I make sure the security deposits are changed to my name?

A Form 8-Notice of Transfer is mandatory when selling a property that has tenants. The Form 8 must be completed by the seller and served to both the tenant and the Tribunal within seven days of the transfer of ownership. When the Tribunal receives the Form 8, the new owner's name is updated on all related security deposits.

I want to buy a property that has tenants, but I want to move in, what do I need to do?

First you need to know the terms of the tenancy for the current tenants. Next proper written notice of termination must be served on to the tenants.

<https://www2.snb.ca/content/dam/snb/tribunal/RNT-E.pdf>

You or the current landlord may discuss terminating the tenancy early with the tenants. If you reach such an agreement, it must be done in writing.

