

RENTAL GAZETTE

THE VOICE OF THE RESIDENTIAL RENTAL INDUSTRY

ARLA


**Alberta Residential Landlord
ASSOCIATION**
The Voice of the Residential Rental Industry
 ISSUE 3
VOLUME 31
FALL 2026


2026 AGM and Christmas Luncheon

Join us November 13, 2026 at the Chateau Louis Conference Centre for our Annual General Meeting and Christmas Luncheon from 11:00 am - 2:00 pm.

Prizes galore, sponsored cocktails, entertainment by Darren Lee, Elvis Impersonator, turkey lunch and photo booth!

See page 2 for details.

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The opinions expressed in any article in The Rental Gazette are those of the author of that article and not necessarily those of the Alberta Residential Landlord Association.

HOW ALBERTA'S RENTAL MARKET IS BUCKING THE NATIONAL TREND

BY PETER ALTABELLI, PRESIDENT, YARDI CANADA LTD.

Canada's multifamily market found its footing in the second quarter of 2026 after a long stretch of softening. Rent growth is still positive nationally but it is decelerating, and for the first time in more than two years the vacancy rate moved in the other direction. For Alberta housing providers, the national picture tells only part of the story. The province continues to carve out its own path, and the numbers behind that divergence matter for anyone making leasing, retention or operational decisions in Calgary or Edmonton right now.

Setting Canada's Stage

The average national in-place rent rose just \$6 in Q2 2026 to reach \$1,774. That is the smallest quarterly increase since Q2 2021, and the annual growth rate of 2.2% is less than half what it was a year ago. In-place rent captures all leases in a market, including new leases, renewals and existing leases, so it tends to hold up even when the leasing environment cools. Most of that growth is now coming from renewals, because new lease rates have turned negative.

New lease rents, measured lease over lease on units that are re-leased after becoming vacant, came in at -0.6% nationally. That is the second straight negative quarter, though it is an improvement over the -1.0% recorded the previous quarter. The national renewal rate, at 2.4%, sits at its lowest level since Q4 2022.

The most notable shift was in vacancy. The national apartment vacancy rate fell 40 basis points to 4.7%, breaking a run of nine consecutive quarters of increases. Vacancy is still 60 basis points above where it was a year ago, but the decline signals that supply and demand are starting to rebalance.

Underneath these numbers is a transitioning economy. GDP growth was negative for two straight quarters before rebounding in April, and the job market has been erratic, with the country shedding 112,000 jobs early in the year

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AGM & Christmas Luncheon

NOVEMBER

11:30 AM

13

2:00 PM

2026

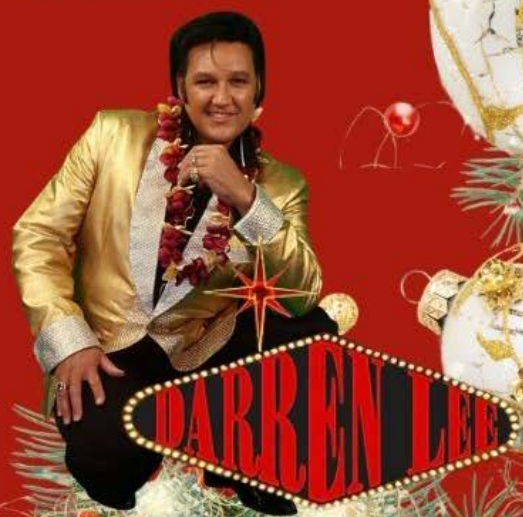
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2 COMPLIMENTARY DRINK TICKETS, A FUN
PHOTOBOOTH, ENTERTAINMENT, PRIZES,
AND MORE!



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FEATURE ARTICLE: CONTINUED FROM COVER

BY PETER ALTOBELLI, VP AND GENERAL MANAGER, YARDI CANADA LTD.

before recovering most of them in May and June. Encouragingly for rental demand, hiring among workers aged

15 to 24 pushed the youth unemployment rate down to 12.7%, which could help form new rental households. At the same time, population growth is slowing, which tempers demand across the board.

Where Alberta Diverges

Alberta is where the national narrative breaks down, and it does so in ways that reflect the province's own supply story rather than a weak market.

Start with in-place rents. Calgary is the only census metropolitan area in the country where in-place rents are lower than they were a year ago, down 1.9% or \$36. Edmonton fared better at 1.5% growth, but that still trails the national pace. Compare this to a standout like Halifax, up 5.7%, and the gap is clear.

New lease rates tell a similar story. Calgary posted -2.2% and Edmonton -1.2% on a lease-over-lease basis, both among the softer results nationally. At the provincial level, Alberta sits below the national line on new lease growth.

Vacancy is where Alberta's two big markets stand out most. Calgary recorded the highest vacancy rate in the country at 6.8%, with Edmonton second at 5.8%. The important nuance is that both markets actually improved from Q1 2026 even as they remained the highest nationally. This is a supply story, not a demand collapse.

Calgary has delivered 23,000 apartments since the start of 2024, more than it produced in the entire previous decade, and Edmonton has added more than 20,000 units over the same period. That volume of new inventory takes time to absorb.

Turnover in Alberta runs well above the national average of 26.2%. Calgary saw annual turnover of 39.7% and Edmonton 37.3%, among the highest of any major market. Length of stay reflects the same pattern from the other direction. The national average tenant stays 38 months, but in Calgary the figure is just 26 months and in Edmonton 28, the shortest tenures of any major CMA save Saskatoon.

There is also a rent control angle worth noting. Alberta does not regulate rent increases, yet Calgary renewal rates came in at 0.9% and Edmonton at 1.5%, among the weakest of any major market. In a province without rent caps, that softness is being driven by the sheer volume of new supply and the choice it gives renters, not by regulation.

Alberta's Edge

None of this should read as a market in trouble. Alberta's fundamentals continue to attract capital and residents. Edmonton, Calgary and Ottawa-Gatineau are among the few markets still holding positive migration of young adults, even as those numbers cool from post-pandemic highs. In much of the rest of the country, particularly the Greater Toronto Area, Vancouver and Montreal, migration of adults aged 20 to 34 has turned negative. That inflow of younger residents is exactly the cohort that forms new rental households.

Alberta's markets also generate strong prospect activity. Calgary leads the country with 29 digital prospects per 100 units per month, and Edmonton sees 22. The demand is there. The challenge is converting it in a market flush with options.

What This Means for Housing Providers

For Alberta owners and operators, the takeaway is that this is a renter's market for now, and the winning strategy is retention. With turnover high and length of stay short, every avoidable move-out is expensive, and re-leasing a vacant unit means competing on price against a wave of new supply. Holding a good resident at a modest renewal increase is almost always more profitable than chasing a higher new lease rate into a vacancy.

Properties in softer segments are already responding with incentives to protect occupancy, and that pressure is likely to persist until new deliveries are absorbed. The good news is that the supply pipeline is finite, vacancy has already started to tick down, and the demographic and migration signals point to durable underlying demand. Operators who focus on resident experience and renewals through this stretch will be best positioned when the market tightens again.

For the full national and market-level data behind these trends, the complete Yardi Canadian National Multifamily Report is available here: <https://info.yardi.com/multifamily-market-reports-for-canada/>

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PRESIDENT'S MESSAGE FALL 2026

BY CHRISTOPHER BATDORF, ARLA PRESIDENT 2026

Welcome to the 2026 Fall Rental Gazette.

Since we last connected it seems that "Summer" either flew by too quickly or appeared too briefly to be recognized as a season.

Illegal Dumping

ARLA members attended the June 22nd Utility Committee of Edmonton City Council and continued to voice constructive criticisms of Edmonton's Waste Management changes to the multifamily sector's waste collection.

While the focus of the agenda item was specific to illegal dumping, ARLA members continued to voice that the "services" that City provides are not sufficient to address the issues encountered by the multifamily residential sector.

Councillor Mike Elliot did put forward a successful motion to have City Administration **"incorporate options to mitigate the financial impact of illegal dumping on multi-family housing providers, condo associations and residents"** as a part of the 2027 waste utility rate filing.

This information is noted by the City Clerk as scheduled for the November 26, 2026, Utility Committee Meeting.

If your site(s) are dealing with frequent illegal dumping, stolen service, or even dumpster diving I urge you or a representative of your company to register to speak at the Utility Committee Meeting.

New Director at RTDRS

Earlier in 2026, Patricia Tolppanen retired from the role of Director of the Residential Tenancy Dispute Resolution Service (RTDRS). I would like to extend my appreciation for Patricia's tenure at the helm of the RTDRS, ensuring the standard and external communications that ARLA has benefitted from since 2019.

Stepping into the role is Vaughn Neff, the past Executive Director at the Alberta Human Rights Commission and Director of Disputes and Advisory Services at the City of Edmonton. I look forward to seeing ARLA's relationship with RTDRS continue with Vaughn.

If you or your company observe any discrepancies or issues with RTDRS, please contact ARLA so that these items can be addressed directly with the RTDRS.

Saskatchewan's Henry's Law

One extra-provincial change that has occurred over the past few months has been Saskatchewan's introduction of Henry's Law. I had the privilege to attend a webinar with Rental Housing Saskatchewan; to further understand the changes that this law brings to our neighbouring province.

Henry's Law now requires all residential rental properties, in Saskatchewan, to have Carbon Monoxide (CO) Alarms to be installed inside each bedroom or within five (5) meters of each bedroom door.

New builds will require each CO Alarm to be interconnected and hardwired to building power, without any switch to disconnect power. Retroactively, all current buildings may have battery-powered CO Alarms that are tamper-resistant and have a 10-year battery life.

These requirements are easily replicated in Alberta, by installing combination Smoke

& CO Alarms in properties, when replacing the common Smoke Alarm at the end of its 10-year life.

For clarification Smoke, CO, and Combination Alarms refers strictly to the lifesaving devices installed in each rental and does not refer to the building-wide alarm systems, connected to Pull-Station, Smoke Detectors, or Heat Detectors.

If you have any questions, please contact your preferred Fire Safety professional or reach out to one of ARLA's service members.

Thank you for your support of ARLA and reading this Gazette. Please remember my favorite saying from our Executive Director, **"Be a Member, Use a Member"**.

Have a great Fall Season.





ARLA GOLF TOURNAMENT

SAVE THE DATE!

September 3, 2027

THE QUARRY GOLF COURSE





EDITOR'S MESSAGE FALL 2026

BY RAPHAEL YAU, CHAIR RENTAL GAZETTE

Market Update Fall 2026

It's already time for our Fall 2026 Gazette – the year has flown

by! Despite another summer marked by shifting weather patterns across Western Canada, I hope you were able to enjoy some activities, weather permitting. A heartfelt thank-you to everyone who joined, sponsored, and volunteered at the ARLA Golf Tournament at the Quarry Golf and Event Venue. Special thanks to Donna, Kelsy, Jayda, and all our contributors and sponsors for making it such a successful event.

Alberta's population continues to grow, although the pace has moderated materially. Statistics Canada estimated Alberta's population at 5,057,077 on April 1, 2026, an increase of approximately 47,000 residents from a year earlier. Alberta remained the fastest-growing province in the fourth quarter of 2025, but growth was supported increasingly by interprovincial migration as international migration slowed and the number of non-permanent residents declined.

Edmonton's rental market has moved closer to balance in 2026. The Canada Mortgage and Housing Corporation's Fall 2025 Rental Market Survey reported a 3.8% vacancy rate for purpose-built rental apartments in the Edmonton area, up from approximately 3.0% in October 2024. CMHC's 2026 outlook expects the vacancy rate to rise to approximately 4.5% as newly completed rental projects are absorbed and population growth slows. Asking rents have softened or changed little in many segments, although turnover rents remain elevated relative to rents paid by existing tenants. Recent market data places average asking rents near \$1,225 per month for a one-bedroom unit and \$1,575 for a two-bedroom unit, while CMHC's surveyed average for a two-bedroom purpose-built apartment was \$1,603 in 2025.

The supply pipeline is now a more important influence on conditions than it was a year ago. New purpose-built rental completions are giving tenants more choice, particularly in newer and higher-priced buildings and in areas near post-secondary institutions. CMHC's 2026 outlook describes Edmonton as moving toward more balanced conditions, with higher vacancies expected to moderate rent growth. At the same time, Edmonton remains one of Canada's more affordable major rental markets, and well-priced, well-maintained units continue to attract strong demand.

The broader economy remains mixed. Alberta's population growth is still creating demand for housing, but slower migration, elevated unemployment, and a less certain economic outlook are making renters more price-sensitive. In this environment, landlords may need to allow more time to lease, be more flexible on incentives, and focus on retention rather than relying on aggressive increases at turnover. Energy efficiency, reliable building operations, pet-friendly policies, parking, storage, and responsive property management will remain important competitive advantages.

Federal immigration policy and Alberta's upcoming referendum add another layer of uncertainty to the rental outlook. Under the federal 2026-2028 Immigration Levels Plan, permanent-resident admissions are targeted at 380,000 annually, while new temporary-resident arrivals are scheduled to fall to 385,000 in 2026 and 370,000 in each of 2027 and 2028, with international-student and temporary-worker admissions reduced as part of an effort to bring the temporary-resident population below 5% of Canada's population. In the near term, those measures are likely to reduce demand for furnished rentals, student-oriented housing, and some entry-level units, which could increase vacancies and limit rent growth; however, Alberta's continuing interprovincial migration and permanent-resident intake should provide an important offset.

Looking ahead to the remainder of 2026, Edmonton's multifamily market is likely to remain stable but more competitive for landlords. Vacancy rates may trend toward the mid-4% range as additional supply comes online, while asking rents are expected to show limited growth or modest declines in segments with the greatest new supply. Affordable, well-located units should continue to outperform the broader market. Landlords who maintain properties well, communicate clearly, and offer practical amenities will be best positioned to protect occupancy and long-term income.

Enjoy Edmonton's mild fall season – and start getting your buildings ready for the inevitable winter ahead!

Sincerely,
Raphael M.H. Yau, B.A. (Econ)
Senior Associate, Multi-family Sales, Capital Markets Group, Cushman & Wakefield Edmonton

Sources: Statistics Canada; Immigration, Refugees and Citizenship Canada, 2026-2028 Immigration Levels Plan; Canada Mortgage and Housing Corporation, Rental Market Survey and 2026 Housing Market Outlook; Elections Alberta; CMHC 2026 Mid-Year Rental Market Update; Rentals.ca; Cushman & Wakefield Edmonton Research.

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EXECUTIVE DIRECTOR REPORT FALL 2026

BY DONNA MONKHOUSE, ARLA EXECUTIVE DIRECTOR

SAVE THE DATE & MARK YOUR CALENDARS!

October 21, 2026
AFSA Presentation

AFSA will be presenting on Fire Safety and what Property Managers need to know and the Fire Chief will be speaking after lunch.

November 13, 2026
AGM & Christmas Luncheon

Entertainment, tons of prizes and once again, Darren Lee, Elvis Impersonator will be performing!

Don't miss these events!

Summer is over and as usual we all ask, where did it go? Our summer didn't have the best weather or should I say, it had the worst weather Edmonton has seen in many years and I look forward to a beautiful fall.

With our office in full swing and keeping very busy, we continue to welcome new members and reconnect with existing! Thank you to those that referred new members to us - Please keep those referrals coming!

We continue to engage with the City of Edmonton Police on safety in our city, as well as monitoring the City of Edmonton Council meetings for anything new. We continue to advocate the Waste Issues in our City on the reduced pickups and illegal dumping.

We continue to monitor all the other issues as well, licensing (yes it's back on the agenda) and cooling issues for tenant rights. We are also part of Rental Housing Canada and can inform and be informed on the Federal Government issues with the Multifamily industry as well. As we hear more we will keep you updated.

We held our Annual Appreciation BBQ in July and had another great turnout! Food, prizes, drinks and a beautiful day, made for a successful event! Thank you to our



Burger Flippers! Marisa Redmond, Roxanne Johnson, Raphael Yau, Razvan Costin! You did a great job! A huge thank you to Matthew Rude, BFL for helping us cook and getting us a great deal on our Burgers through M&M's Callingwood!



We also held our 3rd Lawn Bowling Networking Event in August at Commonwealth Lawn Bowling which turned out to be a whole lot of fun. Everyone enjoyed themselves and the weather was beautiful. A good time was had by everyone who attended!



We are always looking for ways we can assist the members and be heard to improve the Residential Rental Industry. If you have any issues that you want to share or would like help with, please let us know and we will do our best to help resolve them.

Thanks go out to all the members for their continued support of ARLA. Happy Fall!

WE HAD ANOTHER GREAT DAY OF GOLF!

On September 4, 2026 at The Quarry, our ARLA Golf Tournament was held. It was a beautiful day for our 27th Golf Tournament. ARLA Members sponsored, golfed, and just had fun! The fun started at 9:00 a.m. as members teed off to a game of best ball. Sponsors on the holes engaged members throughout the day with games, prizes and networking!



ARLA would like to thank all our sponsors for supporting our Golf Tournament and engaging those on the course all day! Our members are always exceptional!

Before golf, everyone enjoyed a breakfast sandwich and baileys and coffee. After Golf, a Steak dinner was enjoyed by everyone followed by lots of great prizes and giveaways!



The DJ Mikey Wong provided music and created a great atmosphere in the morning to get everyone going!

As well, we had a roaming photographer and please check out our Facebook page to see all the photo's - they were great! We also shared our Video from Golf on our Social Media!



AND NOW FOR THE HIGHLIGHTS:



Congratulations to the Winning Team!

Garnet Coria, Markus Gerbrandt, Chris McCormick, Mike McCormick



Most Honest Team!

Samantha Bibeau (not in picture), Darlene Dove, Jazz Singh, Akram Hammami



Angel Badge Winner

Raphael Yau



Best Dressed Teams - Thank you for looking so good! From ICM: Ashley Neil, Keith Huculak, Cassie Sturge, Darrel Fehr, Lacy Samson & Nicole Whelan, Raman Saini, Tina Whelan



Fish Badge Winner

Kate Cox

GOLF HIGHLIGHTS: CONTINUED



The 50/50 Winner was Don Cloutier who took home \$870.00 and a Juicer!



The Winner of the Mulligan Slushi Maker was Ian McPherson!



Proximity Prizes for the Ladies Longest Putt, Men's Longest Putt, Men's Closest to the Pin, Ladies Closest to the Pin, Ladies Longest Drive and Men's Longest drive were awarded to three lucky shots for each!



Congratulations to all the Winners!

GOLF HIGHLIGHTS: CONTINUED

Thank you everyone for supporting ARLA and our Golf Tournament. You make this event one of the MUST attend events of the year!



GOLF SPONSORS

Thank You Again to Our Wonderful Sponsors for Your Support!



Save the Date for 2027!
September 3, 2027



TIPS FOR SAFETY OF PROPERTY & TENANTS

One of the first steps a Landlord can take to provide a safe environment for their tenant is to establish safety protocols.

Some things you can implement include:

- Make sure no one has keys to your tenant's rental unit. Make it a policy to change locks after every turnover.
- Ensure access codes to intercoms are changed and/or deleted regularly, it is not uncommon for intercoms (such as mircom) to have a default code installed that needs to be changed or removed.
- Do not have key boxes in a conspicuous place. If necessary, ensure they are well hidden and/or secured.
- Provide safety to your current tenants by properly screening new tenants.
- Ensure all of your tenants can live peacefully by enforcing excessive noise and pet policies.
- Send safety tips to the residents frequently so they are aware and pay attention to their surroundings. Repetition is key!

Smoke Detectors and Fire Safety

- Educate your tenants about the smoke detector and checking it monthly to ensure it is operating properly.
- Ensure you are following the Building Owners Fire Safety Equipment and Requirements.

Common Areas

If your rental property has common areas such as walkways, playgrounds, recreational areas, laundry rooms etc., you should make sure they are constantly inspected for safety.

- Keep areas clear of trash and debris or foreign objects.
- All common areas should be well lit. Keep light standards maintained and ensure they are working.
- Ensure walkways and other areas are free of ice and snow ensuring no one can slip

and injure themselves.

- Make sure no one can slip and injure themselves if floors are wet (due to rain, spill, etc.)
- Provide trash bins for disposal of mail/recycling.
- Maintain equipment in good shape (such as play areas for kids, washers & dryers, gym equipment, etc.)
- Ensure the outside plug ins have safety covers and are not damaged.
- Lock laundry rooms and other amenity areas only allowing tenant access where possible.
- Tenant suite keys/entry keys should not be able to be duplicated. If possible, FOB systems can be easily deleted or changed should one be missing or lost.

Safety & Security of the Property

People love to feel safe. The more secure tenants feel, the longer they're going to want to stay, which means lowering your turnover rate. Some ideas are:

- Periodically check and make sure deadbolt locks and screen doors are in good working order. Check to ensure window locks are in good condition.
- Install security cameras in high-risk areas (parking spaces, common areas, etc.).
- If you have a parkade ensure the door is working properly and closing in a timely manner. Post signs asking tenants to wait until the door closes behind them before proceeding.
- Place signs on entry doors, advising tenants that not letting someone in is not rude it's for their safety.
- Hire around the clock or sporadic security to patrol the rental property.
- Provide a lock box solution to fight package theft.
- Install full length astragals on entry doors so pry bars cannot fit.
- Install break free glass where possible.

- Install door timers that lock and open at specific times where possible.
- Show tenants how to shut off gas, water and electricity in case of an emergency.
- Ensure tenants know who to call in case of emergency.
- Check vacant units regularly - every day when it's cold is a good idea.

Maintain your Rental Property

Constantly checking your rental properties and performing preventative maintenance is one of the best ways to ensure the safety of your property. Not only does it help maintain the value of your asset, but it also helps prevent serious injuries to your tenants, your workers and you. Items to keep an eye on:

- Structural integrity of common area gates, fences, poles, enclosing walls, etc.
- Year-round pest control surrounding your rental property.
- Make sure you are responding to maintenance requests quickly and providing solutions.

There are many other ways you can provide safety of property to you and your tenants. Technology has allowed us to provide easy communication channels with your tenants.

At the end of the day, focusing on the overall safety of your rental property only benefits you! You get to hold on to good tenants for longer - and the value of your rental property will only go up!



UPCOMING EVENTS

October 9th	RTA Fundamentals-Educational Webinar
October 21st	Seminar & Luncheon
November 13th	AGM & Christmas Luncheon



ARLA
Alberta Residential Landlord
ASSOCIATION

The Voice of the Residential Rental Industry

ALBERTA RESIDENTIAL LANDLORD ASSOCIATION MISSION, VISION AND VALUE STATEMENT 2026

OUR MISSION

To represent member interests and provide education for the betterment of the Residential Rental Industry.

OUR VISION

To be the collective voice of the Residential Rental Community for our members.

OUR VALUES

To promote the positive contributions of our Association and be the go-to for every Landlord and Service Provider.

WHO WE ARE

The Alberta Residential Landlord Association (ARLA) founded in 1994, is a membership based, not for profit Association, that is dedicated to strengthening the Residential Rental Industry by educating, uniting and advocating for professional members and preferred service members. ARLA represents approximately 95,000 + primary and secondary units in Edmonton and surrounding areas. Together our members employ thousands of people and spend in excess of \$230 million annually on the operational side. Our Association is governed by a Board of Directors and committed staff members who together provide a united voice for the rental housing community in Edmonton and across Alberta.

ARLA offers tremendous benefits and ensures its members are well informed with respect to government legislation, market trends, education and networking opportunities. We have an array of professional landlord forms and notices available for purchase, to help streamline and standardize rental housing business practices for all landlords in Alberta.

The Voice of the Residential Rental Industry



MEMBER REFERRAL PROGRAM



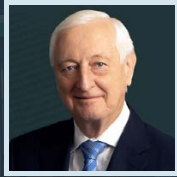
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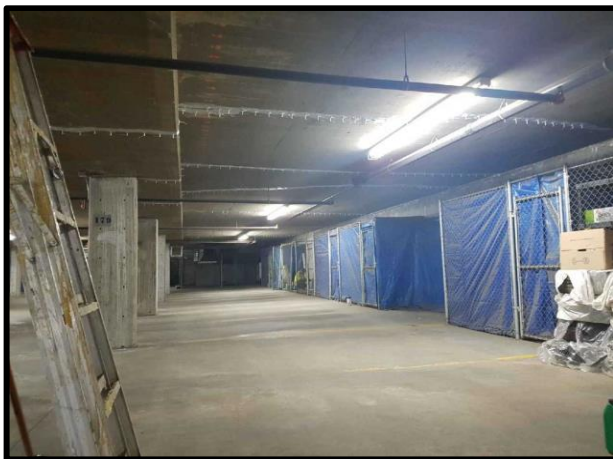
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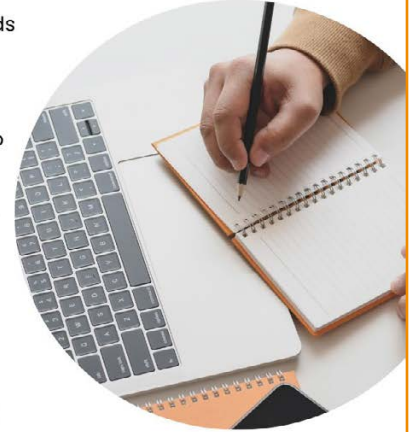
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ALBERTA RESIDENTIAL LANDLORD ASSOCIATION CODE OF ETHICS PROFESSIONAL MEMBER 2026 & PREFERRED SERVICE MEMBER 2026

The following Code of Ethics has been adopted by Alberta Residential Landlord Association's (ARLA) Board of Directors. Any breach of the Code of Ethics may result in the suspension or termination of membership.

It is the mandate that all ARLA Members be informed as to the developments and trends within the industry and render their services and opinions using their full training, qualifications, and experience. Part of our Associations duty is to always protect the public against fraud, misrepresentation, and unethical practices. ARLA Members withstand from seeking unfair advantages over and publicly criticizing the reputation of other industry members or the industry as a whole.

Public confidence in the professionalism and integrity of our Members is of the upmost importance which is necessary for the future credibility and success of the Alberta Residential Landlord Association. This Code of Ethics is not intended to describe the minimum expectation of permissible performance; rather, it describes the optimum performance the public has a right to expect and makes that performance the "norm" for Members of the Alberta Residential Landlord Association. The demand for high standards of professional conduct protects the interests and the rights of the Members within the Association, its clients, and customers. As such, the Code is and will continue to be a demanding document; a plan for professionalism, capable of including and accommodating every change, challenge and controversy which arises.

1. Members shall, at all times, conduct their business and personal activities with the knowledge of and in compliance with applicable Federal, Provincial and Municipal laws and regulations and shall maintain the highest moral and ethical standards.
2. Members shall act in a professional manner and treat all stakeholders with respect, fairness and in kind.
3. Members shall, strive to maintain and continually improve the professional standards of the industry through education, training, and refinement of their unique skills.
4. Members shall, seek to maintain an equitable, honourable, and cooperative relationship with fellow Members.
5. Members must use moral and ethical judgment in all decisions and act honestly and in good faith.

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DEATH OF A TENANT Q&A

BY JUDY FENG, STAFF LAWYER, CENTRE FOR PUBLIC LEGAL EDUCATION ALBERTA (CPLEA)

When a tenant dies while renting a property, there can be many questions about what to do next. For example, who should you

contact to deal with the tenant's belongings? How will the tenant's rent and security deposit be handled? What if the tenant's surviving spouse or interdependent partner is living in the rental property? This article will help answer some of your questions as a landlord.

What should I do if the tenant dies in the rental property?

If the tenant dies in the property and you discover the body, call 911. While you wait for emergency services to arrive, do not touch anything or let anyone else enter the property. Emergency services will determine what happens next.

Who should I contact to deal with the tenant's belongings?

When someone dies in Alberta, all of their belongings (such as money, bank accounts, personal and real property) become part of their estate. If you have information about the tenant's family, then contact them about the tenant's death and verify if there is a will. If there is a will, the document will have someone named as a personal representative. The personal representative is responsible for dealing with the estate and will become your contact for rent, the move-out inspection and the return of the security deposit.

If the personal representative does not make arrangements to remove the tenant's belongings, then you may treat them as abandoned goods. Section 31 of the Residential Tenancies Act sets out rules for how the landlord can dispose of abandoned property. If you are unsure of your rights and responsibilities in dealing with the tenant's belongings, seek legal advice.

TIP: When a person dies without someone available or willing to settle their estate, the Office of the Public Guardian and Trustee (OPGT) assists with burial and may help with administering the estate on a case-by-case basis. If you are unable to contact the tenant's family, try contacting the OPGT at 1-877-427-4525 for more information on how to proceed.

What happens to the lease?

If there are no other tenants in the rental property, the tenancy is terminated on the earliest date that the tenant could have terminated it under the Residential Tenancies Act. The termination date depends on whether the rental agreement was periodic or fixed term. For example:

- The tenant had a periodic monthly lease and died on February 4. The earliest date that the lease ends would be March 31 (the end of one full tenancy month).
- The tenant had a fixed term lease from January 1 to December 31 and died on June 15. The earliest date that the lease ends would be December 31 (the end date of the fixed term lease).

TIP: The estate (or anyone responsible for administering the estate) cannot end a tenancy without obtaining:

- the consent of the tenant's surviving spouse/partner or
- a court order ending the tenancy

If the personal representative of the estate asks to end a fixed term lease early and there is no surviving spouse/partner, the landlord can consider renting out the property again. The landlord and personal representative can try to work out an agreement with rental payments until the landlord finds new tenants. Any agreement should be in writing.

Who's responsible for rent and the security deposit?

Unless a court order or the tenant's will says otherwise, the deceased tenant's estate is responsible for:

- rental payments
- security deposit
- the cost for insuring household goods
- utility costs as required by the lease (for example, electricity, gas, water)

What can I do with the locks and keys?

You can change the locks to the property if you provide the personal representative and any remaining tenants with a key right away. When the tenancy ends, the personal representative must return all keys to you. Before you rent out the property again to

new tenants, you should re-key or change the locks to secure the property.

There's another person living in the property. Can I end the tenancy?

Whether you can end the tenancy depends on who the other person is. Under the Wills and Succession Act, the spouse or interdependent partner is allowed to stay in the property for a temporary period of 90 days (known as a period of temporary possession). Even if the spouse or interdependent partner is not named on the tenant's lease, he or she is deemed to be the tenant for all matters, except in relation to rent and security deposits.

To end the tenancy during the period of temporary possession, the estate (or anyone responsible for administer the estate) must:

- obtain the spouse or interdependent partner's consent or
- make a court application to end the tenancy

You can make a court application to terminate, shorten or extend the period of temporary possession. In making such an order, the judge will consider a number of factors, such as the availability of other accommodation and your interest in the property as the owner.

If the person is neither the tenant's spouse nor interdependent partner but is named on the lease, you have an obligation to continue renting to the person until the end of the lease. You may want to discuss how to handle rental payments and take the deceased tenant's name off the lease. You will need to work with the personal representative in deciding what to do with the security deposit and any unpaid rent.

If the person is neither the tenant's spouse nor interdependent partner, is not named on the lease and does not have your permission to live in the property, you can issue a notice to vacate.

For more information, download CPLEA's complete "Death of Tenant" booklet at: <https://www.landlordandtenant.org/resources/>

Judy Feng is a Staff Lawyer at the Centre for Public Legal Education Alberta (CPLEA). This article is for general information purposes only and is not meant as legal advice. If you require legal advice, please consult a lawyer.



KEEPING THE CAPITAL CRIME-FREE: KNOWLEDGE IS POWER

BY EDMONTON POLICE SERVICE

As our city continues to grow, so does its need for ample safe and secure housing.

The Edmonton Police Service (EPS) is proud to work with the Alberta Residential Landlord Association to focus on information sharing and solutions that keep rental properties safe and secure for all residents and management staff.

This article will explore two EPS-led training streams that provide private and public sector property managers and other members of the community who are interested in crime prevention with tools and resources to support crime-free housing in Edmonton.

One of the biggest steps the EPS is taking to ensure crime-free properties is enabling both the tenant and the landlord to make responsible and informed decisions on rental agreements. To support this, the EPS has a dedicated Crime-Free Multi Housing program.

This certification program includes three phases that teach and implement strategies that are used to reduce victimization, deter offender decisions that precede criminal acts and build a sense of community among inhabitants. After completing the phases, properties are eligible to be certified Crime-Free Multi-Housing properties and can have their information listed on the EPS' crime free housing directory.

For landlords, the Crime-Free Multi-Housing program is a gold-star certification that is proven to lower maintenance and repair costs, increase demand for rental units and improve personal safety for residents, landlords and managers. For tenants, this certification allows renters to seek out responsible and dedicated landlords.

The EPS hosts seasonal courses for Crime-Free Multi-Housing certifications. These courses are open to management companies, site managers, assistant managers and maintenance staff. To learn more and to register for upcoming training, please contact: crimefreemultihousing@edmontonpolice.ca.

A second approach the EPS is taking with its partners in housing management is Crime

Prevention Through Environmental Design training. This is a multi-disciplinary approach that has been used around the world.

This specialized training approaches crime prevention through urban and architectural design as well as the management on various built and natural environments on properties. For example, a window in an apartment's hallway door is a simple infrastructure design that increases the perceived safety of tenants; when we are knowledgeable about who is possibly behind a door, we have the power to keep ourselves and our neighbours safe.

Crime Prevention Through Environmental Design training offers both basic and advanced courses. They are open to law enforcement officers (peace officers, by-law), city planners, architects, private security managers, private and public sector property managers, and other members of

the community who are interested in crime prevention.

To learn more about these courses and to register for them, please contact: CPTED@edmontonpolice.ca.

"Both the Crime-Free Multi-Housing Program and the Crime Prevention Through Environmental Design courses are EPS initiatives that complement one another and teach invaluable crime-prevention theories and best practices," says Cst. Carolyn Bowen with the EPS Collaborative Policing Unit. "One of our biggest goals with these courses and resources is to reiterate the message to landlords and property managers that if you don't take ownership of your space, someone else will."

"The EPS appreciates its ongoing partnership with the Alberta Landlord Association so we can work together to keep our capital city crime-free."

Below are examples of common problems and solutions that contribute to the safety of a property:



Property upkeep is key and deters criminal behavior



Upkept architectural design like this sidewalk, support prime prevention



The power of windows for safety: a door tenants and staff cannot see through



The power of windows for safety: a door that shows tenants and staff who is on the other side of the door

ARLA ACHIEVEMENT AWARD WINNER HIGHLIGHTS

On May 8, 2026, ARLA Members celebrated those in our Industry and their success. Although there can only be one winner, all the nominees are winners and we congratulate them and celebrate everyone!

Small Rental Housing Provider NADG & Highpoint Developments

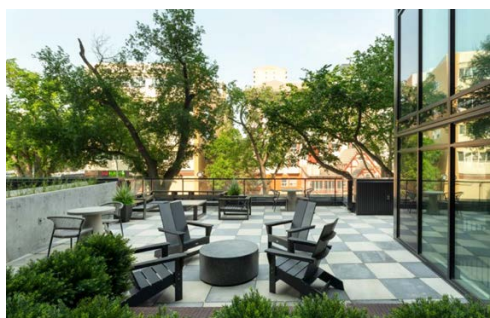
NADG and Highpoint stepped up to invest in a new Mixed-Use multi-family rental housing and retail commercial project in Edmonton to help ease the demand of so many new people who have chosen to move to Alberta and make Edmonton their new home since 2023! In the ever-increasing competitive market in Edmonton developers are being tasked to come up with innovative designs, amenity rich options and communities with enhanced technology. ONE12 not only had to deliver on these expectations, but also while competing in a very competitive and rapidly changing University community ONE12 has become an integral part of the Garneau Community. NADG and Highpoint have fully leased and stabilized ONE12's 217 residential units and fully leased and built out the 9,800 sf of main floor retail commercial space, consisting of 6 retail tenants offering a variety of services to the residents of ONE12 and to the immediate area, with two major employers, being the U of A Medical Campus and the U of A University campus.

NADG Residential is core to the NADG platform and a primary growth strategy. Within NADG Residential, NADG operates under three distinct strategies: (i) development and acquisition of multi-family apartments, with projects ranging from traditional garden-style to urban high-rise, (ii) development of single-family rental projects, and (iii) land development, where NADG improves land and sells lots to major and public homebuilders.



Highpoint Developments strives to be the developer of choice for their clients

by delivering quality homes built with integrity. Their development team applies creative solutions that extend beyond their projects to include the people they employ, the clients they build for, the tenants they house, the suppliers they engage, and the communities in which they operate.



The ARLA Board of Directors had the opportunity to tour this beautiful project over the summer! Congratulations NADG & Highpoint Developments.

Rental Housing Development of the Year Cadence Apartments - Deveraux Apartment Communities

Deveraux Apartment Communities is dedicated to delivering an exceptional rental experience across its portfolio of communities in Calgary, Edmonton, Regina, and Winnipeg. Its approach combines quality apartment living, thoughtfully selected amenities, attentive property management, and resident events and activities that help neighbours connect and foster a sense of community.

Cadence Apartments' selection as the Alberta Residential Landlord Association's 2026 Rental Housing Development of the Year marks an important achievement for the community and for Deveraux. The award recognizes excellence within Alberta's rental-housing industry and distinguishes Cadence as a leading example of contemporary rental living.



CONTINUED >>

AWARD WINNER HIGHLIGHTS: CONTINUED

The recognition celebrates the collective effort behind Cadence and the ongoing dedication of its onsite and supporting teams. It also demonstrates how Deveraux Apartment Communities' commitment to quality, service, resident engagement, and community building translates into places where residents can feel at home and connected to those around them.

Renovation of the Year under \$250,000 McQueen Gardens, Oak Point Developments

I was asked to provide a few words about the renovation project we completed at McQueen Gardens last year, and we at Oak Point Developments are very proud of what was accomplished.

McQueen Gardens has been an important property within our portfolio for many years, and this renovation was about much more than simply updating a building. It was about reinvesting in our community and creating a better living environment for our residents, particularly as McQueen Gardens is a building designed for residents over the age of 50.

Our vision behind the project was to take several key areas within the building and thoughtfully modernize them while maintaining the welcoming atmosphere that has made McQueen Gardens a place many residents are proud to call home. The renovations focused on improving the overall appearance, functionality, and comfort of these spaces while respecting the character of the property and the needs of the residents who live there.

The project included significant improvements to the main lobby area, where we added a fountain to welcome residents and guests as they enter the building, along with updates to the games room, TV lounge, and the coffee lounge located on the second floor. These spaces were designed to create more inviting areas where residents could gather, socialize, and enjoy the community atmosphere that makes McQueen Gardens unique. We often say there is a community within a community at McQueen Gardens, and these improvements were made to encourage and enhance that connection between residents.

One of the most rewarding parts of this project has been seeing the positive response from our residents throughout the renovation process. As each area was

completed and reopened, it was amazing to see how quickly residents embraced and began using these new spaces. Watching these areas come back to life and become active parts of the building was one of the highlights of the project.

At Oak Point, we believe that investing in our properties is an investment in the people who call them home. Our goal has always been to provide safe, comfortable, and well-maintained communities where residents can feel a true sense of pride and belonging.

Being recognized with the Reno Under \$250,000 award is a tremendous honour for our team. It reflects the dedication, planning, and hard work of everyone

involvedfrom our staff, local contractors, and the local artisans who helped bring the vision for McQueen Gardens to life. This award reinforces our belief that thoughtful renovations and careful planning can create meaningful improvements without requiring projects of an excessive scale.

We are extremely proud of what was accomplished at McQueen Gardens and appreciate the opportunity to have this project recognized by ARLA this year. This award is a reflection of the commitment our team has to continually improving the communities we manage and creating places where residents are proud to call home.

BEFORE



AFTER





DENYING A PROSPECT

You can deny a prospective tenant based on objective, documented factors like poor credit history, insufficient income, or negative rental history, but

you cannot deny them based on protected characteristics like race, religion, or family status. If your "bad feeling" is based on subjective reasons, document the objective, non-discriminatory reasons for denial if possible, and decline the application professionally without giving a vague or potentially illegal reason.

Legitimate Reasons to Deny a Tenant

- **Insufficient income:** The applicant's income does not meet your minimum requirements (e.g., their gross income is less than three times the monthly rent).
- **Poor credit history:** Their credit report shows a history of missed payments or high debt.

- **Negative rental history:** Previous landlords reported issues such as unpaid rent, property damage, or late payments.
- **Incomplete or inaccurate application:** The applicant did not provide all necessary information or provided false information.
- **Failure to meet other criteria:** The applicant does not meet other established criteria, such as a no-pet policy or a smoking policy.

Reasons to Avoid Denying a Tenant

- **Protected characteristics:** You cannot legally deny a tenant based on their race, color, religion, sex, disability, familial status, national origin, or other characteristics protected by fair housing laws.
- **Subjective feelings:** Avoid denying an applicant simply because of a vague "bad feeling" without any objective, documentable reason.

How to Decline a Tenant Application

- **Follow a consistent screening process:**

Apply the same criteria to all applicants to ensure fairness and to help avoid discrimination claims.

- **Provide a clear, but brief, reason:** If you must provide a reason, state a clear, objective, and lawful one from your established criteria, such as "credit score below our minimum requirement" or "insufficient income to meet our rental policy"
- **Avoid detailed explanations:** Do not get into a detailed discussion about your decision, as this can create legal issues. A simple, polite notification is best.
- **Document everything:** Keep records of the application, the screening process, and the reason for denial. This is crucial if your decision is ever challenged.

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Done Rite Fire Protection Inc

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Donewell Property Services

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Dormakaba Canada

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Double Clean Inc.

780-919-1524 paul@doubleclean.ca

Dryer Vent Scrubbing Summit Fireplaces

780-819-4527 dryerventscrubbing@gmail.com

Dynamic Heating and Air Conditioning

780-462-0937 matthew@dynamicvac.com

Ecopest Inc.

780-448-2661 sameer@ecopest.ca

Edmonton Eviction Services

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Enercare Home and Commercial Services

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Enman Construction

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Entrata Inc.

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Entuitive

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Everway Legal Support Inc.

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First General Edmonton

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First Onsite Property Restoration

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George Spady Society

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GlobalTech Group Ltd.

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Gorilla Property Services

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Hollen Industries

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Home Depot Pro

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HomeTECH Windows & Doors

780-755-0380 info@hometechwindows.ca

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ICON Elevator Inc.

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Ignite Web Design

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Infinite Plumbing Heating & Drain

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Jayson Global Roofing Inc.

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Karlen-Kada Integration Inc.

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Lyft Surfaces

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Mosaic Home Services Ltd.

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No Water Roofing

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Off The Ledge Inc.

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On Side Restoration

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Paladin Security Group Ltd.

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Paneless Property Services

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ProShield Leak Detection Inc

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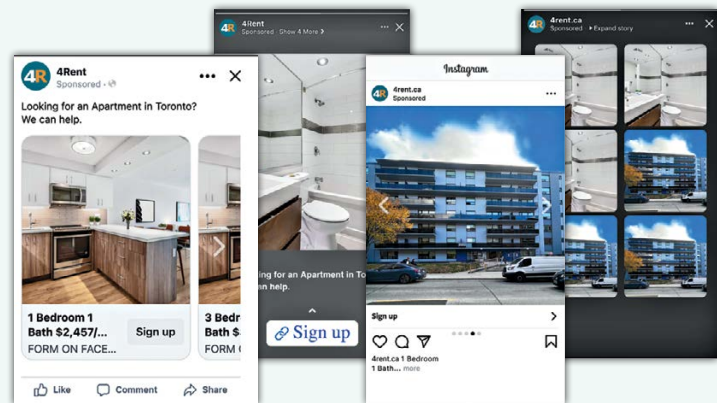
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