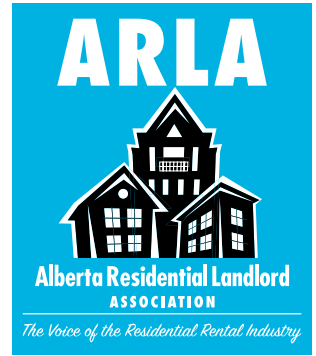


# RENTAL GAZETTE

THE VOICE OF THE RESIDENTIAL RENTAL INDUSTRY



ISSUE 2  
VOLUME 30  
SUMMER 2025



## 2025 ARLA Golf Tournament

Join us for golf on September 5th, 2025 at The Quarry! We are hoping for a beautiful day filled with fun, gifts and prizes!

The day will start with a Breakfast Bunwich and a shot of Baileys - then on to a great day!

Details on page 5.

## CONTACT ARLA

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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.

## RIDING THE CURVE: ALBERTA'S RENTAL MARKET REBALANCES IN 2025

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

Alberta's multifamily rental market has been a standout over the past two years, leading Canada in rent growth, apartment completions and sustained demand. But recent trends from the Q2 2025 Yardi Canadian National Multifamily Report suggest a shift is underway. While strong fundamentals remain, Alberta is entering a new phase marked by higher vacancy rates, softening new lease pricing and rising supply competition.

For property managers and owners in Alberta, this evolution presents both opportunity and challenge. The market is still active – just no longer red-hot.

### Rent Growth Slows After a Strong Run

Following several quarters of robust growth, Alberta's new lease rent performance is beginning to normalize. As of Q1 2025, Calgary became the first market in the country to post negative lease-over-lease growth at -0.1%, despite leading the nation in in-place rent gains at 7.7%. Edmonton followed with a 7.5% increase, bringing the average monthly rent to \$1,494 – both well above the national average of 5.3%.

These increases reflect momentum from 2024, when Alberta cities were national leaders. But with supply catching up and affordability tightening, lease pricing is now adjusting. Renewal strategies are expected to moderate further as vacancy puts downward pressure on rates.

### Vacancy Rates Show Signs of Rebalancing

After a prolonged period of low vacancy, Alberta's major markets are beginning to shift. Calgary's overall vacancy rate rose to 7.4%, while Edmonton reached 4.6% – both exceeding the national average of 4.0%. Calgary bachelor units posted 7.1% vacancy, and one-bed-rooms reached 7.8%.

One of the major drivers is the 108.5% year-over-year increase in apartment completions

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## FEATURE ARTICLE: CONTINUED FROM COVER

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

across Alberta in 2024 – the highest in Canada. Roughly 17,237 units were delivered, accounting for nearly 30%

of completions nationwide in the first three quarters of the year.

This flood of supply is helping meet demand – but also creating a more competitive leasing environment, particularly for newly built properties in urban cores.

### Turnover and Tenant Behaviour Trends

High turnover remains a defining trait of Alberta’s rental market. In Calgary, bachelor turnover hit 47.7%, with one-bedrooms at 43.7%. Edmonton was similarly elevated at 43.6% for bachelor units and 39.3% for one-bedrooms – far above the national average of 23.4%.

This suggests renters are still mobile, even as pricing flattens. For operators, frequent move-outs mean more opportunity to reprice and upgrade units – but also higher operating costs and the need for strategic renewal planning.

Nationally, digital prospect conversion held at 7.7%, even though lead volume declined. This indicates that today’s renters are more selective but serious, highlighting the need for faster response times and stronger digital presentation.

### Population Growth and Macroeconomic Context

Alberta’s growth advantage remains – but is

easing. Canada’s overall population grew by 1.8% in 2024, down from 3.1% in 2023, due to lower immigration targets and slowing interprovincial migration.

Alberta still offers relatively low living costs, a strong job market, and attractive economic fundamentals. But national trends are creeping in: 32,000 jobs were lost in March 2025, pushing unemployment to 6.7%. Combined with tariff-related export risk and persistent construction inflation, developers and operators face more complexity in project planning and lease-up efforts.

### Strategic Considerations for Alberta Operators

With more inventory available and demand beginning to level off, property managers across Alberta must shift gears. The play-book for 2025 looks different than in years past.

In Calgary, where vacancy is highest, owners may benefit from:

- Flexible lease terms
- Incentives for lease renewals
- Community-building programs to drive retention

In Edmonton, the pace of change is slower. With slightly lower vacancy, operators can remain more selective – but must stay attuned to micro-market differences between submarkets and unit types.

Across both cities, success hinges on data-driven decisions, responsive leasing practices, and continued focus on tenant satisfaction.

Across the board, Alberta owners should closely monitor digital leasing performance. The current environment favours operators who respond quickly to qualified leads, streamline the leasing journey and build strong online visibility. Every digital inquiry matters more when prospect pools are smaller but more serious.

### Final Thoughts: Alberta Remains Well-Positioned

Despite the shift, Alberta’s multifamily market remains among the most resilient in Canada. New supply is creating choice and pushing the market toward balance – a much-needed evolution after several years of accelerated growth.

For owners and managers, this is a moment to double down on value creation, strategic marketing, and long-term resident relationships. While vacancy may rise and rent growth may cool, Alberta’s long-term outlook remains strong.

### Explore the Full Report

For deeper insights on Alberta’s rental performance – including data by bedroom type, turnover, digital leasing and regional comparisons – view the complete Q2 2025 Yardi Canadian National Multifamily Report.

Download the full report at [yardi.com/cndmultifamilyreport](https://yardi.com/cndmultifamilyreport)

## PLEASE FOLLOW, LIKE & SHARE ARLA’S SOCIAL MEDIA PLATFORMS!



INSTAGRAM



FACEBOOK



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## EDITOR'S MESSAGE SUMMER 2025

BY RAPHAEL YAU, CHAIR RENTAL GAZETTE

### Market Update Summer 2025

As summer approaches, the potential for erratic weather patterns looms, characterized by wildfires, thunderstorms, tornadoes, and drought warnings. These conditions suggest a potentially tumultuous season ahead, particularly impacting provinces east of Alberta. British Columbia remains an exception, expected to maintain seasonal norms observed in past years. Given these forecasts, it's prudent to prioritize roof inspections and ensure effective drainage away from property foundations during the summer months.

On June 4, 2025, the Bank of Canada is holding the interest rate at 2.75% for the second time in a row following a series of rate cuts totaling 225 basis points since June 2024. In March, the central bank cut its rate by 25 basis points to 2.75 per cent. The bank held the 2.75 per cent rate in April to control inflation, noting Canada's trade war with the U.S. could lead to a recession. This decision comes despite signs of economic strain, including rising unemployment and declining domestic demand. Persistent core inflation, which rose to an average of 3.15% in April, exceeding the bank's 2% target, influences this cautious stance. Bank of Canada Governor Tiff Macklem has a tough balancing act in front of him with this rate decision as United States tariffs still hang in the balance. Economists predict at least two more rate cuts by the end of the year if economic weaknesses persist.

Edmonton's capital budget for 2023-2026 remains at \$10.4 billion, with a significant portion allocated to housing, neighborhood revitalization, and infrastructure upgrades. The city continues to benefit from the federal Housing Accelerator Fund, supporting the construction of nearly 5,300 new housing units by 2026.

Edmonton's population continues to grow, driven by international immigration, intra-provincial migration (primarily from Calgary), and interprovincial migration from Ontario and British Columbia, attracted by the city's comparatively lower cost of living and housing expenses. The metro area population

reached approximately 1,589,000 in 2025, a 1.34% increase from 2024. This influx has intensified demand for residential properties, contributing to steady rental market activity.

The average price of a home in the Edmonton area in April 2025 reached an all-time high of \$470,447, a 9.1% increase year-over-year. Detached homes averaged \$585,707, up 10.5% year-over-year, while semi-detached homes averaged \$434,858, a 6.9% increase.

Despite a nearly 60% year-over-year increase in multi-family housing deliveries in 2024, Edmonton's rental market remains robust. Vacancy rates increased by only 0.7% year-over-year in early 2025. Rental prices rose 0.4% year-over-year in April 2025, with an average rent of \$1,628, well below the national average, making Edmonton an affordable and attractive market.

Edmonton's robust economy, anchored by diverse job prospects in energy, healthcare, education, and technology sectors, alongside its favorable cost of living, continues to sustain demand for new housing. The city's GDP is forecast to grow 2.6% in 2025, reflecting ongoing economic resilience. Consequently, Edmonton is poised for continued population growth, likely exerting upward pressure on both rental rates and home prices throughout 2025. Expect the real estate market to remain robust and dynamic in the coming months.

I hope you are all able to get outside and enjoy our beautiful summers.

Sincerely,  
Raphael M.H. Yau, B.A. (Econ)  
Multi-family & Investment Sales  
Cushman & Wakefield Edmonton

Source: Cushman & Wakefield Edmonton Research, WSJ.com, CBC.ca, CREA stats, peakhillcapital.com

# ARLA

## BOARD OF DIRECTORS

### EXECUTIVE COMMITTEE

President: Razvan Costin  
Past President: Roxanne Johnson  
1st Vice President: Christopher Batdorf  
2nd Vice President: Lynsey Masson  
Secretary / Treasurer: Raphael Yau

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Education & Conference:  
Lynsey Masson, Marisa Redmond  
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Bernard Streeper, Christopher Batdorf  
Rental Gazette Newsletter:  
Raphael Yau, Kate Brisson  
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Roxanne Johnson, Gary Smith, Ashley Connors  
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Razvan Costin  
Ethics: Roxanne Johnson, Razvan Costin  
Audit: Bethany Fredeen, Paul Jones, Kate Brisson  
Trade Show & Awards: Marisa Redmond, Lynsey Masson, Bethany Fredeen, Ashley Connors, Roxanne Johnson, Gary Smith

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Social & Programming / Education & Conference: Matthew Rude, Jagdeep Singh, Laurie Peters  
Membership & Benefits: Ryan Bubenko  
Ethics Committee: Jagdeep Singh, Matthew Rude, Ryan Bubenko

### ALBERTA RESIDENTIAL LANDLORD ASSOCIATION

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Miranda Lanning, Administrative Assistant  
miranda@albertalandlord.org



## PRESIDENT'S MESSAGE SUMMER 2025

BY RAZVAN COSTIN, ARLA PRESIDENT 2025

Greetings to all!!! The summer has finally made it here ... in our beautiful Alberta with June 21st being the longest day of the year. Believe it or not, the daylight hours start to dwindle after as we work through the summer months. We have been experiencing a mixed bag of weather thus far, but indications are that we should be looking forward to warmer and sunnier times. June has always been a popular month and is also the month we celebrate Father's Day, the hockey playoffs and many other exciting events.

There are so many reasons to enjoy our summer months, discover the diversity of

our city and province. Summer in Edmonton isn't complete without a full line-up of exciting festivals! From the world-renowned Edmonton International Fringe Theatre Festival to the delicious Taste of Edmonton, and the cultural hotbed that is the Edmonton Heritage Festival & Cariwest, you're guaranteed a great time. Stop by the Whyte Avenue Art Walk, pop over to the Edmonton International Street Performers Festival and The Works Art & Design Festival or jam out on the iconic hill at the Edmonton Folk Music Festival.

It's a great time to also come together with the entire ARLA family and join us for our upcoming fun events, great opportunities to network, spread the love, make new friends:

**Member Appreciation BBQ  
July 18, 2025**

**Lawn Bowling Networking Event  
August 6, 2025**

**ARLA Golf Tournament  
September 5, 2025**

We would like to thank all our members, partners, and friends for the continuous support, you give our mission purpose. The rental business is more than buildings, apartments, and tenants, it is all about passionate people building better communities, one day at a time.

Have a fantastic summer and see you all around!



**MEMBER APPRECIATION BBQ**

This event is our way of saying thank you for your continued support and participation. Join us over the lunch hour filled with delicious food & great company. This is also a fantastic opportunity to meet other members and make new connections.

**18 JULY 2025**  
11 AM - 1 PM

**VICTORIA PARK**  
SITE 6

**RSVP**  
kelsy@albertalandlord.org



**ARLA**  
Alberta Residential Landlord  
ASSOCIATION  
*The Voice of the Residential Rental Industry*

**LAWN BOWLING NETWORKING EVENT**

COMMONWEALTH LAWN BOWLING CLUB

**\$25**

Join us for a afternoon of lawn bowling and networking! Whether you're a seasoned pro or a first-time bowler, this event will provide great conversations, friendly competition, and a beautiful outdoor setting.

**Wednesday, August 6, 2025**

**2 pm - 3 pm - Registration & Networking**  
**3 pm - 5 pm - Lawn Bowling**

**Bring your A-game and your business cards!**

**Please RSVP by July 25, 2025 so we can reserve enough lanes for everyone.**

To register, email [Kelsy@albertalandlord.org](mailto:Kelsy@albertalandlord.org)



# ARLA Golf Tournament

**Date:** Friday, September 5, 2025

**Location:** The Quarry

**\$195/PERSON**

GOLF PACKAGE INCLUDES:

- 9:00 AM SHOTGUN START
- 18 HOLES & GPS POWER CART
- VALET SERVICE
- LIVE DJ
- DRIVING RANGE PRIVILEGES
- PUTTING GREEN
- WELCOME COFFEE & BAILEYS
- BREAKFAST BUNWICH
- REGISTRATION SWAG BAG
- COMPLIMENTARY HOT DOG
- STEAK BBQ BUFFET
- TEAM PHOTOS
- 50/50 DRAW - PROCEEDS TO JASPER PLACE WELLNESS
- MULLIGAN DRAW
- DOOR PRIZES
- **PRIZE FOR BEST DRESSED TEAM/PLAYER!**
- PROXIMITY PRIZES
- **TONS OF FUN & NETWORKING!**



## Golf Tournament Sponsors!



**Title Sponsor**



### Registration Bag Sponsor

Christensen & McLean Roofing

### Hot Dog Sponsor

CVG Canadian Valuation Group

### Golf Towel Sponsor

Shield Foundation Repair

### Breakfast Sponsors

Murray Hill Developments  
No Water Roofing

### Golf Tournament Photo Sponsor

TELUS

### DJ Sponsor

Done Rite Fire Protection

### Putting Green Sponsor

Donewell Property Services

*Thank you!*



## Golf Tournament Sponsors!

### Liquor Hole Sponsors

Spartan Enhanced Property Management  
Trident Mechanical Services  
Double Clean  
World Floorcoverings  
Leston Holdings (1980) Ltd.

### Hole Sponsors

Delnor Restoration  
4-Way Inspection Services  
PURE Restoration  
Off the Ledge  
Paul Davis  
Homeward Trust  
GlobalTech Group  
Consolidated Civil Enforcement  
Action Security Group  
Provident  
Winmar Restoration  
BFL Canada  
IPCG Group  
Ayre & Oxford  
ZoJacks  
On Side Restoration  
Mosaic Group  
Westland MyGroup  
Trusty Tree Services  
ServiceMaster Restore  
Ecopest  
Home Depot

### Prize Sponsors

OSCO Mudjacking & Construction  
Affinity Credit Solutions  
AEDARSA

*Thank you!*



# EXECUTIVE DIRECTOR REPORT SUMMER 2025

BY DONNA MONKHOUSE, ARLA EXECUTIVE DIRECTOR

## HAPPY CANADA DAY!

We would like to thank all those members that con-

tinue to support ARLA! We will continue to grow our association to benefit all members! We will continue to advocate for the Industry! We will continue to provide education and topics of interest! We will continue to support our Member Community!

### SAVE THE DATE AND MARK YOUR CALENDARS!

**MEMBER APPRECIATION BBQ**  
July 18, 2025

**LAWN BOWLING**  
August 6, 2025

**ARLA GOLF TOURNAMENT**  
September 5, 2025

Golf Tournament Sponsors and Registrations went out early May and SOLD OUT very quickly! Please contact the office if you wish to sponsor the golf balls or a prize sponsorship, or to be put on the waitlist for a golfer spot.

Thank you to everyone for your support of this event. We look forward to a great day.

Summer has started and I can't believe how fast time goes. I hope you all can enjoy the summer and take some much needed time off.

With our office in full swing and keeping very busy, we continue to welcome new members and reconnect with existing!

We had our 4th ARLA Landlord Resource Trade Show & ARLA Achievement Awards, and the event was full of energy and excitement. The new venue, the River Cree Resort and Casino provided a great space for our event! It was great to see everyone and thank you to all our exhibitors and sponsors. Congratulations to our award winners & nominees - you are all an incredible asset to the Rental Housing Industry! The industry is in good hands with you at the helm. We saw well over 500 people attend the event and couldn't be more pleased with this outcome. The Bingo Card game had 5 winners of \$500 each and congratulations to them. We look forward to this event again and please save the date May 8, 2026 for the 5th Landlord Resource Trade show & ARLA Achievement Awards Luncheon.

We continue to look at different ways to

engage our members and continue to grow our community. Keep those referrals coming! It would be great to have several names in our draw jar every 4 months for a \$100 gift card for referring a member that joins!

## EDUCATION

We continue to offer a variety of Webinars and Seminars throughout the year, and we try to change up the events and add more where we can.

We will continue to bring in speakers of interest to everyone. Ideas are always welcome!

## WHAT ELSE IS HAPPENING

We are also getting ready for our Appreciation BBQ - it's our way of saying THANK YOU to our membership! The BBQ will be held at Victoria Park - Site #6 - July 18, 2025 between 11:00 and 1:00 - Join us for burgers and fun! Come out and connect with other members!

We continue to be involved on committees for the Safety Codes Council; ARTAC and issues involving our Municipal and Provincial Governments.

We are continuing to work with the ARTAC committee to advocate for changes to the RTA as well as working with ALRI (Alberta Law Reform Institute). Having the ACT allow for electronic service of documents has gone to third reading and we are still waiting for the final reading.

We continue to make ourselves aware of upcoming issues both municipally and provincially. We are sending out surveys to the candidates running for our municipal government and will keep everyone apprised of any responses we receive. There are issues of importance to our industry and we have asked them their position on:

**1. Property Taxes:** The City of Edmonton has committed to phasing out the multifamily tax rate by 2029. With the residential tax rate being 9% lower this year than the multifamily rate, we would like to see this expedited to have this tax class phased out by 2026. A) Do you support the removal and B) would you do so during next year's budget deliberations.

**2. Waste Management Services:** Are you aware of the issues facing the multi-family industry with respect to the Waste Management Services they are currently receiving and if so, what are your thoughts on this?

**3. Economic Recovery Plan:** Do you have a comprehensive plan for Edmonton's economic recovery? Does this plan include specific strategies to support the rental industry, revitalize the downtown core, and assist local businesses?

**4. Safety and Security:** This is a huge issue in our city and although we continue to do what we can to secure our buildings and keep our tenants safe, there is still an issue in Edmonton. What is your platform to help this situation.

**5. Density:** How can Edmonton address high property taxes and service costs that discourage multi-family housing development, in order to promote affordable, dense, and sustainable neighborhoods? What is your platform for this?

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.

## FACEBOOK GROUP

Do you need a contractor for a specific Job? Are you looking for a referral for work to be done? Do you have a new product to tell us about? Are you running a "Special" on anything? Did a member do something for you that should be recognized? Please post these in the ARLA Facebook Group. Join our group today by going on Facebook - ARLA Edmonton Group and Join Today!

We continued to bring in new members to benefit everyone - please make sure you take a look at all our members on the website or click on: *Preferred Service Member Directory*

We added new information and resources to our website as well - please visit [www.albertalandlord.org](http://www.albertalandlord.org). Stay connected!

**Thanks go out to all the members for their continued support of ARLA. Have a fabulous summer!**



# HIGHLIGHTS OF ARLA'S 4TH ANNUAL LANDLORD RESOURCE TRADE SHOW & ARLA ACHIEVEMENT AWARDS

We were so excited to once again host the Landlord Resource Trade Show & ARLA Achievement Awards. Once again I got emotional with every award announced! I know so many of you in the Industry and am so pleased with the passion and expertise that is out there. It is ARLA's pleasure to deliver these achievement awards to those in the industry. Congratulations to all of you and to the Nominees as well. It is an honor to be nominated. You are all winners!

Our exhibitors at the Trade Show stepped

up again with information and education for our membership - don't forget the SWAG either! Thank you to all of you for your fantastic displays! Our Service Members can be found on our website - <https://www.albertalandlord.org/preferred-service-member-directory---categories.html>

Again, Thank you for attending the event and your support of ARLA.

The ARLA Landlord Resource Trade Shows & Achievement Awards Luncheon took place

on April 25, 2026 at the River Cree Resort & Casino! What a great venue for a great event!

**Thank you to our Main Event Sponsors  
Christensen & McLean Roofing Co. & SingleKey for their support!**



**At 9:00 am our Trade Show Doors opened.**  
We saw well over 500 people members and non-members make their way through the 51 Exhibitors & Resources!

**SAVE THE DATE: May 8, 2026**  
Landlord Resource Trade Show  
& ARLA Achievement Awards 2026

**Thank you to all of our Exhibitors!**  
What a great energy  
you brought to the room!



# THANK YOU TO OUR TRADE SHOW EXHIBITORS!

- Action Security Group
- AEDARSA
- Affinity Credit
- Alberta Ecotrust Foundation
- All Weather at Home
- Apartments.com
- BFL Canada
- Canadian Mental Health
- Centre for Public Legal Education
- Christensen & McLean Roofing
- City of Edmonton Waste Management
- Classic Landscapes
- Coinamatic
- Consolidated Civil Enforcement
- CR Concrete Lifting
- Delnor Restoration Services Ltd.
- Done Rite Fire Protection
- Dormakaba
- Ecopest Inc.
- Edmonton Police Services
- Everway Legal Support
- Hamdon Energy Solutions
- Hoarding Foundation of Alberta
- Home Depot of Canada
- Homeward Trust
- IPCG Group (Integricon)
- Iron Shield Roofing
- Jayson Global Roofing
- Karlen - Kada Integration Inc.
- Major Pest Control
- Maysfield Appliance
- Off the Ledge
- OSCO Mudjacking & Construction
- Paneless Windows
- Paul Davis Restoration
- Propra
- Pyramid Concrete & Consulting
- Rapid Response Industrial Group
- Salas O'Brien
- Service Alberta & Utilities Consumer Advocate
- SERV-It Process & Bailiff Services
- SingleKey
- Soncur Contracting Ltd.
- Surface Revival
- TOK Engineering
- Total Integration
- Wade Consulting
- Westland Express
- Winmar Restoration
- Yardi
- Zojacks



## AND NOW FOR THE ARLA ACHIEVEMENT AWARDS!



At 11:30 the doors opened for our **ARLA Achievement Awards** Presentation and Luncheon.

**The Luncheon was a Full House** as we honored those nominated for Awards and of course the Winners!



**Property Manager of the Year** - Jody George, GEF Seniors Housing. Thank you Westland Express for being the Award Sponsor!



**Senior Leadership of the Year** - Dinika Matychuk, Leston Holdings. Thank you Razvan Costin, ARLA President, for presenting this award!



**Site Employee of the Year** - Evan Jasmin, Avenue Living. Thank you, Read Jones Christoffersen, for being the Award Sponsor!



**Rental Industry Rookie of the Year** - Connor Klak, Leston Holdings. Thank you GEF Seniors Housing for being the Award Sponsor!



**Preferred Service Member of the Year** - World Floorcoverings. Thank you Raphael Yau, Secretary/Treasurer for ARLA for presenting this Award!



**Rental Renovation Project of the Year Under \$250,000** - Crawford CoLive, Hyphen Group. Thank you Yardi for being the Award Sponsor!

## ARLA ACHIEVEMENT AWARDS CONTINUED



**New Rental Development Project of the Year** - Edgemont Flats, Leston Holdings. Thank you Apartments.com for being the Award Sponsor!



**Rental Renovation Project of the Year Over \$250,000** - Whitehall Square, Boardwalk! Thank you Home Depot for being the Award Sponsor!



**Rental Industry Rookie of the Year** - Christian Koffi, Right at Home Housing. Thank you Edmonton Eviction Services for being the Award Sponsor!

## CONGRATULATIONS TO ALL THE WINNERS

OF THE ARLA ACHIEVEMENT AWARDS  
FOR OUTSTANDING SERVICE IN THE  
RENTAL INDUSTRY!

## CONGRATULATIONS TO ALL THE NOMINEES!



**Rental Housing Provider of the Year Under 250 Units** - Hyphen Group. Thank you Christopher Batdorf, 1st Vice President ARLA for presenting this Award!



**Not for Profit Housing Provider of the Year** - GEF Seniors Housing. Thank you Leston Holdings, for being the Award Sponsor.



**Rental Housing Provider of the Year** - Deveraux Apartment Communities. Thank you Donna Monkhouse, Executive Director ARLA for presenting this Award!

**THANK YOU SPONSORS!**

Lastly, a huge thank you to all the volunteers for the day for helping make this event a successful one and a MUST attend each year for ARLA members!

April 25, 2025  
Rivercree Resort & Casino

**Landlord Resource Trade Show &  
ARLA Achievement Awards Luncheon**

*Main Event Sponsors!*



*Registration Bag Sponsor!*



*Thank you!*

*Award Sponsors!*



*Thank you!*

*Cash Prize Sponsors!*



*Thank you!*

# UPCOMING EVENTS

18  
JULY

## MEMBER APPRECIATION BBQ

Victoria Park | 11:00 AM - 1:00 PM

06  
AUGUST

## LAWN BOWLING

Commonwealth  
Lawn Bowling Club | 2:00 PM - 5:00 PM

05  
SEPTEMBER

## ARLA GOLF TOURNAMENT

The Quarry | 9:00 AM Shotgun Start

26  
SEPTEMBER

## TURNOVER DOCUMENTATION

Educational Webinar | 10:00 AM - 11:30 AM

10  
OCTOBER

## RTA FUNDAMENTALS WORKSHOP

Educational Webinar | 9:30 AM - 12:30 PM



**ARLA**  
Alberta Residential Landlord  
ASSOCIATION

*The Voice of the Residential Rental Industry*

### ALBERTA RESIDENTIAL LANDLORD ASSOCIATION MISSION, VISION AND VALUE STATEMENT 2025

#### 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

Refer a member who joins, and your name will be entered in a draw for a \$100 GIFTCARD!

Refer a Member Today!

[www.albertal landlord.org](http://www.albertal landlord.org)

## HIGHLIGHTS OF THREE ARLA ACHIEVEMENT AWARD WINNERS



### **Dinika Matychuk - Senior Leadership of the Year**

It was deeply humbling to be recognized with the Senior Leadership of the Year award. This honour reflects the

incredible work and dedication of the entire team at Leston Holdings.

As VP at Leston Holdings, my role centers on

establishing the framework for our corporate governance, structuring our service division and asset management, and guiding strategic growth. I continue to prioritize leveraging new technology to improve operational efficiency—while also shaping our culture, driving purposeful progress, and building a team that leads with heart and integrity.

What brings me the most joy is seeing how our collective efforts result in thriving communities, celebrated personal milestones, and empowered, values-driven teams.

Alongside David Mitton, I am proud to have helped shape an organization that leads with purpose, embraces innovation, and demonstrates true community-first leadership.

I would like to extend a heartfelt thank you to the Alberta Residential Landlord Association for this recognition, and congratulations to all the nominees and recipients who are driving meaningful change in our industry.



### **Connor Klak - Rental Industry Rookie of the Year**

It was flattering to be nominated by our Director of Properties for the Rental Industry Rookie of the Year Award. Winning

this award has been a constant reminder to continue striving for more and to be better every day.

Starting in February 2024 as a Leasing Agent for Leston Holdings, I took on a diverse portfolio of over 35 properties Downtown and the Oliver area of Edmonton. Coming into a new industry, I was delighted to be surrounded by a strong team of leaders that allowed me to excel quickly through their support, trust, and encouragement.

What brings me the most joy is being able to provide a seamless leasing experience for someone seeking a new home, from the first phone call, to handing over the keys.

I would like to thank the Alberta Residential Landlord Association, as well as our team at Leston Holdings for the nomination. Congratulations to all the nominees and recipients, as well as the sponsors of the awards. I look forward to continuing to help inspire future growth within the industry!



### **Edgemont Flats - Rental Development of the Year**

We are deeply honoured that our Edgemont Flats location was recognized as ARLA's Rental Development of the Year as it means so much to us. It is a 6-storey, mid-rise comprised of two separate buildings totaling 334 units and has quickly become a welcoming home for retirees seeking to settle down, young families, and students embarking on their career journey. The Leston Group purposely designed Edgemont Flats to meet the needs of individuals and families requiring affordable housing. Each finishing detail

was meticulously chosen in hopes of appealing to long-term renters that would like to be part of the Edgemont community.

We recognized a need for affordable housing in Edgemont; an up-and-coming family-oriented community in West Edmonton. The need for this type of housing was substantiated when the pre-leasing of Edgemont Flats was 70% leased within the first 5 months. At Leston, we are committed to providing homes that everyone can take pride in for years to come and our goal is to break down negative stereotypes often associated with affordable housing to create a community that fosters pride and inclusivity.

We are also excited to have partnered with Skills Society, providing twelve accessible suites that serve as homes for their deserving participants. With this partnership, we have collaborated to create a pilot program called "The Community Animator Service." The Community Animator supports all residents in the building, fostering mean-

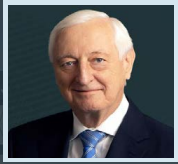
ingful connections and a deeper sense of belonging in their community. Through an asset-based community development approach, the Community Animator connects residents with shared interests and passions, organizes community gatherings and shared experiences, and encourages reciprocal support and neighborly relationships.

Edgemont Flats offers a fitness centre with state-of-the-art equipment such as free weights and a Peloton. In efforts to boost social connection within the complex, we have installed a community garden for our residents to use in the spring and summer months.

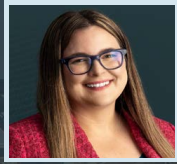
The Leston team is proud to have put our mark on this up-and-coming neighbourhood!



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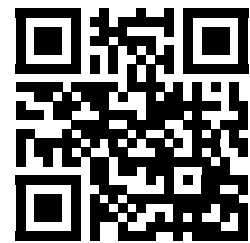
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# STILL PAYING THE PRICE: TARIFFS AND THE MOUNTING COST OF DELAY

BY TEAM RENTSYNC

After a volatile start to 2025, the Canadian multifamily housing sector is showing some signs of life. May brought a welcome boost in renter activity, with active prospects rising by 3.7% and total leads climbing 6.5% across the country<sup>1</sup>.

But even as numbers tick upward, the big-picture concerns haven't gone anywhere.

From new trade tensions and cost pressures to shaky investor confidence, the landscape remains complex and increasingly influenced by forces outside the industry's direct control.

## Tariffs Are Front and Centre

In June, the U.S. doubled tariffs on Canadian steel and aluminum imports, bringing them to a punishing 50%<sup>2</sup>. These tariffs are hitting critical inputs, injecting cost uncertainty at a time when developers are already navigating tight budgets and hesitant lenders.

What complicates matters further is that Canada's countermeasures weren't in response to this June escalation, they were

introduced months earlier, after the U.S. first began ramping up tariff activity in the name of National Security<sup>3</sup>. Since then, over \$30 billion worth of U.S. goods (including various manufactured items, tools, and industrial inputs) have faced Canadian retaliatory tariffs<sup>3</sup>. The result? Widespread pressure on supply chains and pricing, even for sectors not directly named in the tariff lists.

The federal government did roll out relief though this past April: a six-month temporary tariff remission on certain U.S. goods used in Canadian construction and manufacturing. While helpful, it's only a short-term fix and not everyone qualifies. That leaves developers and suppliers in limbo, pricing projects under conditions that could change in six months, or even sooner.

## Construction Costs Aren't the Only Challenge

Even before the tariff escalation, financing had become a hurdle. While the Bank of Canada has held its policy rate steady since March, the current overnight rate is still at

2.75% - a full two percentage points lower than it was in June 2024, but still on the high side of what's considered a neutral rate. That might not sound alarming, but for developers already wrestling with inflationary costs and tighter lending conditions, it's enough to slow or stall new projects.

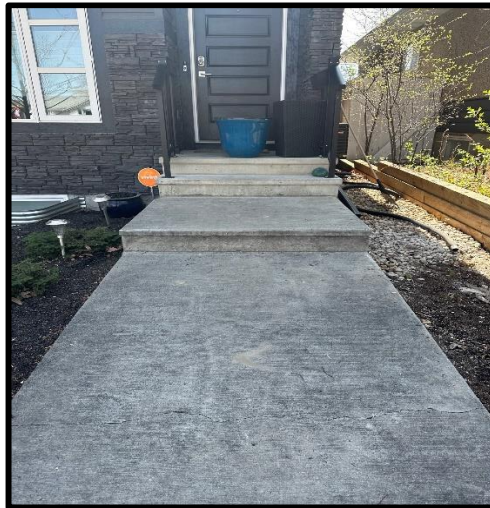
And for those projects already underway, the challenges don't stop at financing. Skilled labour shortages continue to delay timelines and drive-up costs. With workers in short supply and wages climbing, it's getting harder to keep projects on track or on budget.

Interestingly, April still delivered a surprise: national housing starts spiked 30% month-over-month and 17% year-over-year, making it the strongest April on record for cities with over 10,000 people. Most of that growth came from Québec and the Prairies. CMHC flagged the uptick as promising but warned that "current economic uncertainty will have consequences for the supply and demand of new housing". In other words, even strong months come with asterisks.

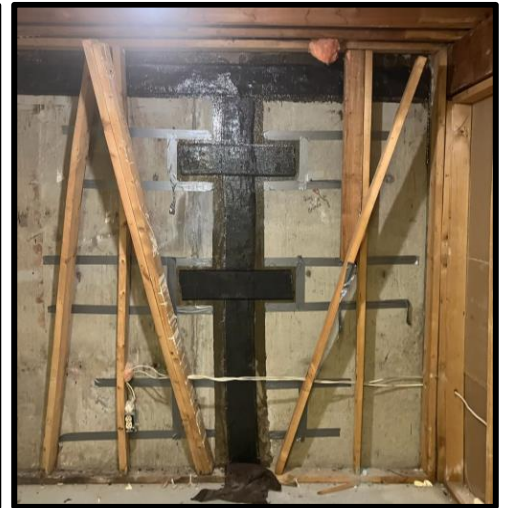
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# TARIFFS AND THE COST OF DELAY: CONTINUED

BY TEAM RENTSYNC

## Demand Is Improving, But It's Not a Recovery

On the demand side, May brought a modest rebound. Tertiary markets saw a 10.5% jump in active prospects, and primary markets rose 5.4%<sup>1</sup>. Those are encouraging numbers but year-over-year comparisons still paint a bleak picture: active prospects are down 21.3%, and total leads are down 20%<sup>1</sup>.

Secondary markets are bearing the brunt of it. Not only have they seen the sharpest drop in prospects, but they've also experienced a surge in active property listings, resulting in a 32.9% decline in average prospects per property<sup>1</sup>. That mismatch is making it harder for leasing teams to fill units, even when the price and product are right.

The good news? Renters who are still in-market seem more serious. Average leads per renter went up by 2.6% in May, a sign that the intent to lease is still strong among those actively searching<sup>1</sup>. With the right positioning and streamlined lead follow-up, that could mean improved conversion rates, if teams are ready to move fast.

## Federal Support Exists, But It's Temporary

The federal government's short-term response to the tariff fallout includes not just the six-month remission but also the Large Enterprise Tariff Loan Facility, a liquidity program aimed at helping large Canadian businesses weather the trade dispute. These are positive steps, but they come with expiry dates and eligibility requirements. For many in the construction space the question is whether this support will last long enough to make a real difference.

The Liberal government has also committed to a new \$5 billion Trade Diversification Cor-

ridors Fund and plans to prioritize Canadian suppliers in federal procurement. However, those promises take time to roll out and right now the industry is looking for solutions it can act on today.

## What It All Means for Rental Housing

As we all know, this isn't just a construction story, it's a housing story. When building becomes more expensive and more uncertain, it slows the delivery of new rental supply. And when interest rates, tariffs, and labour shortages collide, the risks of delay, cancellation, or cost escalation compound.

The multifamily sector isn't immune. Yes, May's renter rebound is good news, but we've seen false starts before. Until some of these broader headwinds settle, leasing teams and developers alike would be wise to stay nimble. Sharpen your positioning. Streamline the renter experience. And keep a close eye on cost dynamics that might not be within your control but still shape your success.

## What Leasing Teams and Multifamily Marketers Can't Afford to Miss

For leasing professionals and multifamily marketers, this moment isn't just about reacting to external pressures, it's about retooling strategy in real time. Tariffs and cost volatility may feel like upstream issues, but their effects trickle down fast. Delayed projects, tighter budgets, and renter hesitancy all shape the leasing environment, whether you're pre-leasing a new development or trying to stabilize an existing community.

## So What Now?

Start with the story you're telling. In uncertain conditions, renters respond to clarity. Be

transparent about what sets your property apart, whether it's price stability, move-in perks, flexible lease terms, or standout amenities. If you've got availability now, say so. If incentives are time-sensitive, be clear. No one has time for vague value props.

Double down on lead quality, not just lead volume. With fewer renters in-market, it's more important than ever to nurture the ones already raising their hands. That means fast follow-up, thoughtful communication, and marketing that matches their search mindset. The "wait and see" crowd might not convert, but the serious ones will, if you're ready.

And finally, stay close to your data. Demand patterns are shifting month to month, and what worked last year might not work now. Tweak your messaging, adjust your targeting, and don't be afraid to test. The teams that stay curious and adaptive will be the ones that ride out this turbulence, not just with heads above water, but with leases signed.

## SOURCES:

1. Rentsync. "June 2025 Rental Demand Report."
2. Global News. "Carney calls U.S. 50% steel, aluminum tariffs 'illegal'" June 2025.
3. Government of Canada. "Canada announces new support for Canadian businesses affected by U.S. tariffs." April 15, 2025.
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5. Bank of Canada. "Policy Interest Rate." June 2025.
6. Canadian Construction Association. "Canada's construction industry congratulates the new Liberal government." April 2025.
7. CMHC. "Housing Starts for April 2025." May 15, 2025.
8. Canadian Construction Association. "Canada's construction industry congratulates the new Liberal government." April 2025.



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## ALBERTA RESIDENTIAL LANDLORD ASSOCIATION CODE OF ETHICS PROFESSIONAL MEMBER 2025 & PREFERRED SERVICE MEMBER 2025

**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. ALRA 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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# TENANT MOVE-OUTS: CLEANING AND SECURITY DEPOSIT DEDUCTIONS

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

This article was first published in CPLEA's (www.cplea.ca) digital magazine, LawNow (www.lawnow.org).

A tenant's lease ends in one week, and the landlord has already notified them to move out. Everything in the rental looks clean, but should the tenant stay up all night to scrub the place down? Can landlords deduct cleaning charges from a tenant's security deposit? What are the rules for cleaning and security deposit deductions anyway? A common issue when moving out of a rental unit is what charges, including cleaning charges, a landlord can deduct from the tenant's security deposit.

First of all, landlords cannot deduct from the tenant's security deposit for things considered "normal wear and tear." This means regular use over time, even if the tenant keeps the place clean. For example, light scratches on a kitchen countertop are probably normal wear and tear. That said, leaving food and dirt on walls, cupboards, and appliances could be damage beyond normal wear and tear.

If the landlord does proper move-in and move-out inspections, they can deduct the security deposit to fix damages beyond normal wear and tear. For example, they may charge the tenant for cleaning food and dirt off the walls but not for light scratches on the kitchen counter.

Carpet cleaning is a common issue between landlords and tenants. If a tenant leaves noticeable stains or dirt on the carpet, it may be damage beyond normal wear and tear, and the landlord may charge for carpet cleaning. The landlord cannot charge for cleaning if the carpet is worn from everyday use.

Normal wear and tear versus damage can be a fuzzy line. Where tenants and landlords disagree about something being normal wear and tear, they may have to consider their dispute resolution options.

Landlords can also make deductions from the security deposit if the tenant:

- owes rent
- owes money for utilities or fees
- damaged the property (for example, if

a tenant punches a hole in the wall, the landlord can keep money from the security deposit to fix it)

Suppose the security deposit does not cover all the damages or rent/fees owing. In that case, the landlord can go to the Residential Tenancy Dispute Resolution Service or court to recover money from the tenant. The dispute resolution officer or judge will decide whether the tenant should pay for the damages and rent/fees owed.

To avoid issues with cleaning and deposit deductions when tenants move out, here are some practical tips:

- Tenants must keep the rental property reasonably clean. It is wise to clean regularly and maintain the rental property.
- Both tenants and landlords should agree on cleaning expectations before the tenant moves in or out. It is even better to set these expectations in the rental agreement!
- Tenants with pets should be extra careful about cleaning up after their pets, especially pet fur, dirt, and waste. Suppose pets cause obvious dirt or stains in the rental property. In that case, tenants should also be prepared for security deposit deductions as they may have to pay for professional carpet cleaning.
- If tenants need more time to clean before moving out, they should ask the landlord for an extension. Landlords should be flexible, if possible. A tenant with more time to clean during a move-out can make it easier for

the landlord to prepare the property for another move-in.

- Both the landlord and tenant should take photos and videos of the rental property at move-in and move-out, along with inspection reports. This can be helpful if they disagree about security deposit deductions.

Learn more about security deposits and how you can get yours back from the following CPLEA resources:

- Laws for Landlords and Tenants in Alberta: Security Deposits
- Getting Your Security Deposit Back
- Consumer & Housing Disputes (resources about resolving disputes)



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**THANK YOU!**



# FIRE SAFETY FOR APARTMENT OWNERS AND OPERATORS

BY CHRISTINA STOCKDALE

Whether your building is a four storey walk-up or a high rise tower, there are some important things to remember to keep your tenants and building safe in the event of a fire. One of the first things is to ensure your building has a fire safety plan. The National Fire Code - Alberta Edition states that any building with a fire alarm system is required to have one. This plan needs to be reviewed annually by supervisory staff. Email [fireprevention@edmonton.ca](mailto:fireprevention@edmonton.ca) for more information on how to create your own.

Maintenance of fire safety systems is the responsibility of the building owner/operator and must be completed as per the National Fire Code - Alberta Edition. Fire alarm systems, sprinkler systems, fire extinguishers, fire hydrants, exit lights, etc. must be maintained in operating condition. Records of this maintenance must be kept for at least two years and must be made available to the authority having jurisdiction, or the Fire Inspector, upon request.

Maintenance of corridors, doors, and stairwells are all part of the egress path, or ways out of the building, for tenants and visitors. Corridors and stairwells must be kept clear of obstructions and debris. Doors in the egress path must be easily opened and cannot be locked. Any fire or separation doors must automatically swing shut and latch. These doors must never be propped open, unless with an approved hold open device that releases upon activation of the fire alarm system. Examples of this type of door are stairwell, laundry room, or hallway doors. Boiler, electrical, and utility room doors should remain closed at all times. Egress paths must also be clear of snow and ice accumulation. All exit doors must be tested monthly.

Emergency information must be posted throughout the building. A floor plan showing exit routes must be posted on each floor as well as the procedures to follow. Signs indicating that elevators cannot be used in the event of fire must also be posted. In addition, signs are required near pull stations if the fire alarm system does not automatically notify the fire department. These signs should include the phone number to call

- i.e., 9-1-1. A map of the building should be posted near the front entry to identify the location of the fire alarm panel, sprinkler room, electrical room, exits, etc. for firefighter use.

Combustibles, or things that can burn, should not be allowed to accumulate, especially in electrical rooms or under stairs. Only designated storage rooms should be used. Laundry room dryer vents and piping should be cleaned regularly to prevent the build-up of combustible lint. Furniture, plants, and other items that can burn should not be used to decorate hallways or stair landings.

If smoking is allowed in the building, ensure tenants and visitors are instructed on the proper disposal of smoking materials. It is recommended to provide deep, noncombustible ashtrays on balconies and any other areas where smoking is permitted. Many preventable fires are started by the inappropriate disposal of smoking materials, for example, in planter pots. Planter pots are usually filled with organic materials that can smoulder for days before igniting.

Only propane barbecues are permitted to be used on apartment balconies. Charcoal or other solid fuel barbecues are not allowed as per the National Fire Code - Alberta Edition. Propane tanks can be carried through the building to be taken immediately outdoors where they are to be stored. No propane, propane-powered equipment, gasoline, or gasoline-powered equipment may be stored inside. Gasoline and equipment is permitted to be stored in parkades. Propane should never be stored inside a building.

Fire department access to the building must be maintained. Emergency access routes should be identified and parking not allowed in those areas. Access to fire hydrants and fire department connections on the property must be maintained as well. Ensure the address is visible at the primary

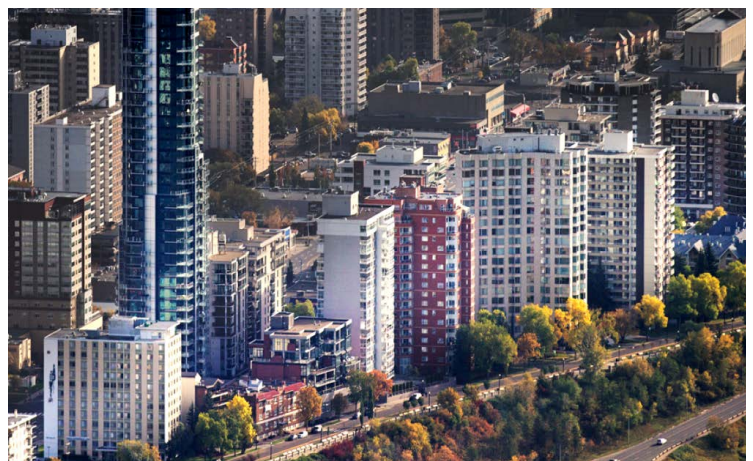
entrance of the building.

A fire department key box must be provided with keys for the main door, fire alarm panel, sprinkler room, and any other space housing firefighting equipment. For high rise buildings, a second key box is required to be mounted either in the elevator lobby or CACF (central alarm and control facility) room and contain two sets of interior keys.

Fire drills should be conducted regularly to ensure the safe evacuation of all residents in the event of an emergency. The procedure for conducting fire drills is determined by the person in charge of the building, taking into account things like the desirable degree of participation of occupants other than staff, and the specific safety features of the building (particularly for high rise buildings). High rise buildings are required to conduct a fire drill or table top discussion with supervisory staff every two months. The discussions are intended to discuss emergency procedures and any changes to these. In other words, a drill doesn't mean that every occupant of a building needs to evacuate.

In addition, high rise buildings have some unique features such as generators, ventilation, smoke control, crossover floors, fuel tanks, containment, and placarding. Please contact the Fire Prevention office for more information or assistance.

For more information  
Visit: [edmonton.ca/firesafety](http://edmonton.ca/firesafety)  
Email: [fireprevention@edmonton.ca](mailto:fireprevention@edmonton.ca)  
Call: 780-496-3628 (voicemail only)



# SAFEGUARDING TENANTS: A WILDFIRE SMOKE PLAN FOR ALBERTA LANDLORDS

In June 2025, wildfire smoke from northern Alberta fires shrouded Edmonton's multi-family buildings in an orange haze, pushing the Air Quality Health Index (AQHI) to 10+. Across more than 19,000 rental units across Alberta, Boardwalk's community leaders and maintenance teams acted swiftly to protect tenants from PM2.5 particles, which threaten respiratory and heart health, especially for those with asthma or COPD. With make-up air units (MAUs) unable to use MERV 13 filters due to compatibility constraints, a proactive wildfire smoke plan proved essential to ensure tenant safety.

ARLA members recognize that Alberta's wildfire seasons are intensifying, with 2023 and 2025 delivering weeks of AQHI 7-10+. Without high-efficiency filters, MAUs risk drawing in smoky air, making a structured plan critical for building operators to maintain safe indoor environments.

## Step 1: Establish a Wildfire Smoke Plan

With over 5 million hectares burned in Alberta from 2014-2023, a robust smoke plan is non-negotiable. Maintenance teams monitored the Alberta Wildfire Status app,

shutting off MAUs when AQHI reached 7 to prevent smoke infiltration. Checks confirmed most MAUs used MERV 8 filters, inadequate for PM2.5. The plan included restarting MAUs when AQHI dropped to 5 (e.g., after two days in Edmonton), balancing air quality with ventilation to avoid CO2 buildup. Building operators should schedule regular MAU inspections and develop shutdown protocols for smoke season (May-August).

## Step 2: Promote Tenant Self-Help Measures

Site leaders distributed Health Canada's Cleaner Air Spaces checklist, enabling tenants to:

- **Seal Units:** Use painter's tape (\$5-\$10) or towels to seal windows and doors, blocking smoke entry.
- **Use HEPA Purifiers:** Deploy units like Levoit Core 300 (\$100), with Alberta Health Services offering subsidies for low-income households.
- **Wear N95 Masks:** Access free masks from local agencies, ensuring proper fit to block PM2.5.
- **Avoid Exhaust Fans:** Skip bathroom or

kitchen fans to prevent pulling smoky air in from windows

- **Seek Public Spaces:** Visit libraries with filtered air, as advised during 2025 Edmonton advisories.

## Step 3: Communicate and Monitor

Using tenant portals and group texts, building operators can share AQHI updates, addressing concerns like "How can I keep smoke out?" and "Where can I go if my unit's unsafe?" Monitoring tenant reports of symptoms like coughing ensured timely support, reinforcing the plan's effectiveness.

## Act Now: Implement Your Smoke Plan

ARLA urges building operators to adopt a wildfire smoke plan, integrating AQHI monitoring, MAU shutdowns, and tenant guidance. Visit [www.albertalord.org](http://www.albertalord.org) for forms and webinars on emergency preparedness. Join our next event to strengthen tenant safety in Alberta's wildfire-prone future.

Sources: Health Canada's Cleaner Air Spaces, Alberta Health Services Wildfire Resources, Alberta Wildfire Status app



## FREQUENTLY ASKED QUESTIONS AT THE ARLA OFFICE

BY DONNA MONKHOUSE, ARLA EXECUTIVE DIRECTOR

The office continues to receive phone calls from non-members and we always refer them to Service Alberta for their questions. That's one of the perks of being a member, you can call our office if you need any assistance. So, although we pass these questions on to Service Alberta, we ask what they need before we do that to ensure we are pointing them in the right direction.

Here is one of the most asked questions we have been asked:

### **Can I evict my month-to-month tenant by giving them a 90-day notice to vacate for no reason?**

Well, the answer is NO unless you have a reason. You can only give a month-to-month tenant a 3 consecutive month notice (It is not called a 90-day notice to vacate) for one of the following reasons:

1. The landlord or relative of the landlord intends to occupy the residential premises of the tenant.
2. The landlord has entered into an agreement to the residential premises of the tenant in which all conditions precedent in the agreement have been satisfied or waived, and the purchaser or a relative of the purchaser intends to occupy the premises and the purchaser has requested in writing that the landlord give the tenant a notice to terminate the tenancy.
3. The landlord intends to demolish the building in which the residential premises are located.
4. The landlord intends to use or rent the residential premises of the tenant for a non-residential purpose.
5. The rental premises are a detached or semi-detached dwelling or one condominium unit and the landlord agrees to sell the rental premises and all conditions of the sales agreement have been satis-

fied or waived;

- a. in these cases, the buyer must ask the landlord in writing to give the tenant a notice to end the tenancy.
  - b. neither the buyer nor the buyer's relatives have to occupy the rental premises.
6. The landlord is an educational institution, and the tenant was a student at the beginning of the tenancy but is no longer a student.

If a landlord intends to do major renovations that require the rental premises to be vacant or the landlord intends to convert the premises to a condo unit, the landlord must give the tenant one year's notice to terminate the periodic tenancy. Major renovations do not include painting, replacing floor coverings, or routine maintenance.

There are other evictions for substantial breach that can be issued to a tenant if they breach the lease agreement.



# MEMBER TO MEMBER SERVICE CONTACTS

**LOOKING FOR A PREFERRED SERVICE MEMBER FOR YOUR PROPERTY? WE HAVE SOMEONE FOR YOU!**

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780-984-4902 carolyn@mediaclassified.ca

## **4-Way Inspection Services Ltd.**

780-982-5687 travis@4wayelectrical.com

## **911 Restoration of Edmonton**

780-803-9473 patrick.l@911restoration.com

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780-935-2777 solutions@abalonconstruction.com

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780-454-5545 dwadlow@abellgroup.com

## **Action Security Group**

780-451-6545 mike.ridgway@theasginc.com

## **AEDARSA**

780-448-0184 Charlene.zatorski@aedarsa.com

## **Affinity Credit Solutions**

780-428-1463 brian.summerfelt@affinitycredit.ca

## **Alarm Tel**

780-850-4525 darryld@alarmtel.ca

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780-209-4822 mike@abmechs.com

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780-483-9561 office@allreachglass.com

## **All Weather at Home Installation Services**

780-915-6120 efradsham@allweatherathome.ca

## **Amptec Fire & Security**

780-426-7878 jerry@amptec.ca

## **Apartment Life**

587-284-5805 davidmcilveen@apartmentlife.org

## **Apartments.com**

804-572-6270 jle@costargroup.com

## **APOLLO Insurance**

604-358-8649 payables@apollocover.com

## **Ascend Cleaning Services Inc.**

780-667-7263 info@ascendcleaningservices.ca

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780-439-6473 irene@ascha.com

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403-554-1287 mnickerson@bathfitter.ca

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780-965-0689 mrude@bflcanada.ca

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780-504-2878 Bluepestedmonton@gmail.com

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## **Delnor Restoration Services Ltd.**

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## **Done Rite Fire Protection Inc**

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## **Donewell Property Services**

780-292-4958 jared@donewell.ca

## **Dormakaba Canada**

780-893-9004 gary.belyea@dormakaba.com



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## Dryer Vent Scrubbing Summit Fireplaces

780-819-4527 dryerventscrubbing@gmail.com

## Ecopest Inc.

780-448-2661 sameer@ecopest.ca

## Edmonton Eviction Services

780-974-8427 don@edmontonevictionservices.com

## Elite Trade Painting

587-745-1865 sjanke@elitetradepainting.com

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780-619-5885 mchristianson@epcor.com

## Enman Construction

902-315-1313 julee@enmanconstruction.com

## Entrata Inc.

781-292-0394 nsmileye@entrata.com

## Entuitive

780-782-7316 bereket.alazar@entuitive.com

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403-244-4782 billing@everway.ca

## Exceptional Surfaces Edmonton Ltd.

780-236-1661 info@esedmonton.com

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780-463-4040 moe.barzagar@firstgeneral.ca  
thao.tran@firstgeneraledm.ca

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## Ignite Web Design

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## IPCG Group

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## Provident Energy Management

780-394-0826 jrychlo@pemi.com

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403-888-1449 robyn@pureresidential.ca



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780-691-9083 Reg@rapidresponseind.com

## Read Jones Christoffersen Ltd. (RJC)

587-744-0221 JMurphy@rjc.ca

## Reliance Home Comfort

403-835-8266 MCuthbertson@reliancecomfort.com

## Rent Check Corporation

416-365-7060 bjmaxwell@rentcheck.ca

## Rental Deposits

416-550-6670 nathan@depositrocket.ca

## Rentdigi

780-297-7978 Sunny@rentdigi.com

## Rentsync

905-397-5088 leighann@rentsync.com

## Reynolds Mirth Richards & Farmer LLP

780-425-9510 HBesuijen@rmrf.com

## Rogue Remediation Inc.

7802249845 service@rogueremediation.com

## RONA INC

587-879-3140

## Rümi - Home Services by ATCO

780-903-1846 rupinder.bhatti@atco.com

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587-337-5011 Aamir.Shaikh@salasobrien.com

## Sam On Site Inc.

587-340-5030 sermadfarooq228@gmail.com

## Scotia Wealth Management

780-420-2277 marc.lupicki@scotiawealth.com

## ServiceMaster Restore

780-443-4338 jason.miller@smedmonton.ca

## Serv-It Process & Bailiff Services

780-424-9020 tds@serv-it.ca

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## Spartan Enhanced Property Management

kyle@spartanenhanced.com

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780-444-7004 accounts@totalintegrationinc.com

## Treasures Insurance & Risk Management Inc

780-452-4405 chris.waye@excelrisk.ca

## Tree of Knowledge (TOK) Engineering Ltd.

780-434-2376 mbankey.tok@shaw.ca

## Trident Mechanical Services Inc

780-655-0522 daniel@tridentmechanicalservices.ca

## Triumph Roofing Inc.

780-938-1649 cbarnicott@triumphinc.ca

## Trusty Tree Services Limited

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## Wade Consulting Inc.

780-486-2828 info@wadeconsulting.ca

## Waste Connections of Canada

780-464-9413 apedmonton@wasteconnections.com

## Westland - MyGroup

587-337-4116 kcorkum@westlandmygroup.ca

## Westland Express

587-337-4116 kcorkum@westlandexpress.ca

## Westview Village

780-447-3345 mluna@lautrectld.com

## Winmar Property Restoration

780-488-8854 gabriellelawrence@edmonton.winmar.ca

## World Floorcoverings

780-430-1405 mikem@worldfloorcoverings.com

## Xact-Vu Restoration

403-899-3029 Nick@xactvu.ca

## Yardi Canada Ltd.

1-800-866-1144 Jasmin.rodas@yardi.com

## ZoJacks

403-332-0144 dustin@zojacks.com

## Are You a Landlord in Alberta in Need of Professional Landlord Forms & Notices?



The Alberta Residential Landlord Association (ARLA) carries all the necessary Residential Landlord Forms that Rental Housing providers need for conducting their business.

Documents can be purchased online through ARLA's website or directly from the office during regular business hours.

**PLEASE VISIT: [WWW.ALBERTALANDLORD.ORG](http://WWW.ALBERTALANDLORD.ORG) FOR MORE INFORMATION**

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