

Rent Payment Plans

COVID-19

Overview

Many Alberta residential renters are experiencing financial hardship in the wake of the COVID-19 outbreak and some may have trouble paying their rent on time over the next few months.

Government is taking action to ensure residential and mobile home site tenancies are not terminated for failing to pay the full rent on time while Alberta's State of Public Health emergency is in effect.

Landlords will be required to work with tenants who are having difficulty paying their rent to establish a payment plan to help them remain in their homes.

Tenants are also encouraged to use their income to pay their rent as fully and consistently as possible.

The Details

The policy applies to residential and mobile home site tenancies and will remain in effect from April 1 until Alberta's State of Public Health Emergency is lifted.

During the public health emergency, landlords cannot issue a termination notice or make an application to recover possession of a property for non-payment of rent – unless they can demonstrate an agreed payment plan was in place and the tenant failed to comply with the agreement.

If there is no agreement in place, landlords must demonstrate they made reasonable efforts to enter into a meaningful payment plan.

Reasonable efforts could include the requirement that a landlord accept a payment plan that considers the tenant's financial circumstances – and provides a meaningful payment each month that will result in full repayment of the amount owing within a specified time period, such as six months, after the end of the State of Public Health Emergency.

Can landlords evict tenants for other reasons?

During the public emergency, evictions for other reasons, such as threats or damage by tenants, will still be possible.

Does this policy apply to commercial leases?

Commercial leases are addressed by the terms of the specific agreement and fall outside the scope of the legislation being temporarily modified.

Evictions are suspended until April 30, 2020.

What happens to payment plans after that date?

Until the State of Public Health Emergency is over, landlords will still be expected to develop meaningful payment plans with their tenants and give the tenants a chance to get caught up on rent payments before taking steps to terminate the tenancy.

Landlords who do not take this step to develop a payment plan will face restrictions on applying for orders to terminate a tenancy and obtain possession of the property.

For more information, visit alberta.ca