ALBERTA · FREE TEMPLATE

Residential Tenancy Agreement (Lease)

For a house, apartment, suite or room rented in Alberta. Based on the Residential Tenancies Act (RTA).

1. Parties

Landlord full legal name(s)	Phone
Landlord address for service in Alberta (mailing address and physical location)	
Landlord email for notices (optional)	Property manager / agent (if any)
Tenant full legal name(s)	Phone
Tenant email for notices (optional)	

The landlord's name and address for service in this section also serve as the "notice of landlord". If they change, the landlord must give the tenant updated details in writing.

2. Rental premises

Street address and unit number	City / town

Type: ☐ House ☐ Apartment / condo ☐ Basement suite ☐ Room in shared home ☐ Other: _____

Parking stall(s) / storage included	Appliances and furnishings included
Other people allowed to live here (names)	

3. Term of the tenancy (choose one)

Fixed term: ☐ From ____ / ____ / _____ to ____ / ____ / _____ (ends on that date; no notice needed)

Periodic: ☐ Month-to-month ☐ Week-to-week starting ____ / ____ / _____ (continues until ended with proper notice)

4. Rent

Rent amount ($)	Paid every	Due on day	First payment date

Payment method: ☐ E-transfer ☐ Cheque ☐ Pre-authorized debit ☐ Cash (receipt given) ☐ Other: _____

Where / to whom rent is paid	NSF / returned payment fee ($, if any)

Rent can be increased only once every 365 days, and never during a fixed term. For a month-to-month tenancy, the landlord must give at least 3 full tenancy months' written notice (12 full weeks for week-to-week). There is no limit on the amount in Alberta.

5. Security deposit

Security deposit amount ($)	Date received	Receipt given? Yes / No

The deposit cannot be more than one month's rent at the start of the tenancy and cannot be increased later. The landlord must put it in an interest-bearing trust account at an Alberta financial institution within 2 banking days and pay interest at the rate set by the province each year (0% in 2026). Within 10 days after the tenant moves out, the landlord must return the deposit with interest or give a statement of account (an estimate, followed by a final statement and any balance within 30 days). Deductions are allowed only as the RTA permits, for example for unpaid rent or damage beyond normal wear and tear, and no deduction for damage or cleaning is allowed unless move-in and move-out inspection reports were completed.

6. Utilities and services

Service	Included in rent	Paid by tenant	Notes
Electricity	☐	☐	
Natural gas / heat	☐	☐	
Water and sewer	☐	☐	

Garbage and recycling	☐	☐	
Internet	☐	☐	
Cable / streaming	☐	☐	
Snow removal	☐	☐	
Lawn care	☐	☐	
Laundry	☐	☐	

7. Rules

Pets: ☐ Not allowed ☐ Allowed: _____

Smoking and vaping (including cannabis): ☐ Not allowed anywhere ☐ Allowed outside only ☐ Allowed

Tenant insurance: ☐ Required ☐ Recommended

Other rules (guests, quiet hours, condo bylaws, etc.)

The tenant may not sublet or assign the premises without the landlord's written consent. The landlord cannot refuse without reasonable grounds, must reply in writing within 14 days, and cannot charge a fee for consent.

8. Landlord entry

The landlord may enter with the tenant's consent at any time. Without consent, the landlord must give at least 24 hours' written notice stating the reason and the date and time of entry, and may enter only between 8 a.m. and 8 p.m., not on a holiday or the tenant's day of religious worship, for reasons allowed by the RTA (such as repairs, inspections or showing the premises). Entry without notice is allowed only in an emergency or if the premises appear abandoned.

9. Inspections, care and repairs

The landlord and tenant must complete a written inspection report within one week before or after the tenant moves in, and again when the tenant moves out. The landlord gives the tenant a signed copy. The inspection checklist at the end of this agreement can be used. The landlord keeps the premises in good repair and meets health and housing standards. The tenant keeps the premises reasonably clean, does not cause damage, and reports problems promptly.

10. Ending the tenancy

A fixed-term tenancy ends on its end date. A month-to-month tenancy can be ended by the tenant with at least one full tenancy month's written notice, and by the landlord with at least 3 full tenancy months' written notice, only for a reason allowed by the RTA. Notices must be in writing, signed and dated, and state the address and the end date. Other notice periods apply for unpaid rent, substantial breach and other situations under the RTA.

11. Additional terms

Any other terms agreed (these must not reduce rights under the RTA)

12. Signatures

This agreement is subject to the Residential Tenancies Act. If any term conflicts with the Act, the Act applies. The landlord must give the tenant a signed copy of this agreement within 21 days after the tenant signs and returns it.

Landlord signature	Date
Tenant signature	Date
Second tenant signature (if any)	Date

Move-in / move-out inspection report

Rental address	Move-in date	Move-out date

Area	Condition at move-in	Condition at move-out
Entry / hallways		
Living room		
Kitchen: counters and cupboards		
Kitchen: appliances		
Bathroom		
Bedroom 1		
Bedroom 2		
Bedroom 3		
Walls and ceilings		
Floors and carpets		
Windows, blinds, screens		
Doors and locks		
Smoke / CO alarms		
Basement / laundry		
Exterior, garage, yard		

Keys / fobs given (number)	Keys / fobs returned (number)

Move-in: landlord signature	Move-in: tenant signature	Move-out: landlord signature	Move-out: tenant signature

Tenant: ☐ Agrees with this report ☐ Does not agree, because: _____