Why Regulations?
Bylaw regulations are here for your protection. They’re the result of years of experience, testing and feedback. Having common standards that all property owners must meet helps make sure Edmonton is a clean, safe and liveable city for everyone.

About the Service
If you manage any rental properties in Edmonton, the City requires that you comply with all relevant laws, ensures the safety of all residents in the building, and respects the rights of your neighbours and their property.
You also need permits and licences to operate a rental property, including a development permit, building permit and a rental accommodation business licence.

Regulations
Appearance
Make sure your property is neat, tidy, and well maintained. It must be free of:
• Visible signs of damage
• Cracked or peeling paint
• Graffiti
• Loose garbage
• Poorly maintained landscaping
• Snow and ice on sidewalks
• Noxious weeds, like Canadian Thistle
• Abandoned vehicles and old appliances
• Rodents or vermin
• Unsightly or unsafe storage, including on balconies

Resident Behaviours
You have a responsibility to make sure your tenants are behaving appropriately. You must take reasonable steps to make sure your tenants are not:
• Involved in any criminal activity (such as illegal drug use, vandalism, theft, voyeurism, illegal firearm possession or use, harassment, etc.)
• Defecating or urinating outside
• Having fires anywhere other than a legal fire pit
• Trespassing onto neighbouring properties
• Littering
• Disturbing neighbours through excessive or late night noise, public fighting, loitering, soliciting, panhandling or aggressive behaviours
• Creating excessive traffic to or from the property, including frequent visits from emergency vehicles

Complying with other laws
As the operator of a rental property, you need to make sure that you:
• Maintain your property to the standards set out in Edmonton’s Community Standards Bylaw
• Ensure the property complies with the Alberta Safety Codes Act and approved development and building permits
• Understand your rights and responsibilities under the Residential Tenancies Act
• Understand the requirements of the provincial Public Health Act and Regulations (contact Alberta Health Services for more information)

Zoning Verification
Your property’s specific zoning may affect your plans.
To verify the zoning of a property, visit our office or http://maps.edmonton.ca
• Click on ‘Zoning’ located on the right side of the photo
• Review the disclaimer and accept it by pressing ‘Ok’
• Click on ‘Locate Title by Address’ and enter the property’s address
• Click on ‘Search’ to view its zoning and any overlay information

Enforcement
If your rental property doesn’t meet the applicable laws and regulations, the City of Edmonton can take action by issuing fines and ordering you to fix any problems, or fix the problem then bill you through your property taxes. If there is a threat to public health and safety, the City can order your tenants to evacuate until the problem is fixed.
The City can also place conditions on your accommodation business licence or revoke it. If it is in the public interest, your rental property may be closed.

TIPS
The City’s Landlord and Tenant Advisory Board offers a course that teaches owners of rental properties about their rights and responsibilities. For more information visit www.edmonton.ca/LTAB

TIPS
A landlord has many responsibilities, and that includes any health-related conditions of your property. For information on the obligations you have under the Alberta Public Health Act, visit Alberta Health Services at www.albertahealthservices.ca or call 780-735-1800.
Note: This is a general guide. Additional information may be required.

When you apply, personal information may be collected under the authority of Section 33(c) of the Alberta Freedom of Information and Protection of Privacy Act, Section 642 of the Municipal Government Act and/or Section 63 of the Safety Codes Act. The information will be used to process your application(s) and your name and address may be included on reports that are available to the public. If you have any questions, please contact our office.

April 2012