

RESIDENTIAL TENANCIES ACT

SALE OF PREMISES

Section 2 - Definitions

Under this section, the “landlord” includes a person considered to be a landlord under Section 3, and includes that person’s heir, assign, personal representative and **successor in title**.

HOW MUCH NOTICE IS REQUIRED TO SHOW PREMISES?

Section 8(5)- Statutory Conditions

Entry of Premises - Except in the case of an emergency, the landlord shall not enter the premises without consent of the tenant unless

- (a) notice of the termination of the rental agreement has been given and the entry is at a reasonable time for the purpose of exhibiting the premises to a prospective tenant or purchaser and a reasonable effort has been made to give the tenant at least 4 hours notice;
- (b) the entry is made at a reasonable time and written notice of the time of the entry has been given to the tenant at least 24 hours in advance of the entry; or
- (c) the tenant has abandoned the premises under section 27.

WHAT HAPPENS TO THE SECURITY DEPOSIT ONCE THE PREMISES IS SOLD?

Section 5(6)

Where a landlord is replaced by a new landlord, the new landlord shall immediately, without cost to the tenant, give the tenant a written notice stating:

- (a) the landlord’s name, telephone number and address where documents may be received, delivered or served by the tenant and if the landlord has an agent responsible for the residential premises, that person’s name, telephone number and address and
- (b) the amount of the security deposit held under subsection 12(4) and the interest credited under subsection 12(5) to the date when the new landlord took possession of the premises.

Section 5(7)

A landlord shall, without cost to the tenant, immediately notify the tenant in writing of a change to the information under paragraphs (5)(a) or (b).

IF A NEW LANDLORD WANTS TO TERMINATE THE TENANCY, WHAT NOTICE MUST BE GIVEN?

New landlords must abide by the same terms to terminate the tenancy as the previous landlord. In addition, the new landlord has the same rights and obligations as any landlord. Under Section 17(3), the landlord has to give at least 3 months notice in a month to month tenancy and a four week notice if the tenancy exists from week to week.

Revised March 2005. This information has been summarized and therefore, is not necessarily quoted directly from the Residential Tenancies Act. Please see Act for further clarification and detail.

**For further information visit our web site @ www.gs.gov.nl.ca/tp/
or phone St. John's 709-729-2608 or 2610; Gander 709-256-1019;
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