

Access

Tenants and guest access

A landlord must not restrict access to a residential property which has a rental unit for:

- a tenant;
- a tenant's guests; and
- political candidates or their representatives who are canvassing or distributing material.

A landlord or tenant cannot alter access to a rental unit, such as changing the locks, except by mutual agreement or by a Residential Tenancies Office (RTO) order.

Landlord access

A landlord may enter a tenant's rental unit after giving written notice stating the date, time, and reason for the entry. The purpose of the entry must be reasonable.

The landlord must give the tenant the written notice at least 24 hours, and not more than seven days, before the time of entry. The entry can only be between 8 a.m. and 8 p.m. (unless the parties otherwise agree).

If the landlord provides the tenant with proper notice, the landlord can enter whether the tenant is home or not.

The landlord can also enter:

- with the tenant's consent;
- with an RTO order; and
- if an emergency exists and entry is necessary to protect life or property.

A landlord does not have to give a tenant notice to access common areas on the residential property.