

## Condition inspections [move-in & move-out]

All landlords must complete a condition inspection report that records the rental unit's condition at the time the tenant moves in **and** when the tenant moves out.

Landlords can use their own form so long as it complies with the *Residential Landlord and Tenant Act*. A condition inspection report template is available at [yukon.ca](http://yukon.ca) or from the Residential Tenancies Office (RTO).

Having a record of the rental unit's condition is crucial to resolving a dispute.

Landlords and tenants must inspect the condition of the rental unit together:

- at the **start** of the tenancy; and
- at the **end** of the tenancy.

The inspection should be done on the tenant's move-in and move-out days when the rental unit is vacant (unless otherwise agreed by the parties).

**Both** the landlord and the tenant must sign the completed report.

- Move in: the landlord must give a copy to the tenant within 14 days of the inspection.
- Move out: the landlord must give a copy to the tenant within 7 days of the inspection.

It is important that both parties take part in the condition inspection. The landlord cannot carry out the inspection as the agent for the tenant.

Failure by the landlord or the tenant to carry out the inspection can lead to loss of the security deposit or loss of the ability to claim against it.

### When a condition inspection is not completed

Landlords **must** offer their tenant(s) at least two good faith opportunities to do the condition inspection. If the times proposed by the landlord are not suitable to the tenant, the tenant should suggest other times to the landlord. Landlords and tenants are expected to work together to find a mutually agreeable time.

A **landlord** may lose the right to claim against the security deposit if the tenant was not given at least two good faith opportunities to inspect the rental unit or if the inspection was completed but the landlord did not give the tenant a copy of the inspection report within the required time. This does not apply when the tenant abandons the rental unit.

A **tenant** may lose the right to have their security deposit returned if the landlord offered at least two opportunities for the inspection and the tenant did not participate at either time. In this situation, the landlord must carry out the inspection and complete a report without the tenant.

If the tenant is unable to attend an inspection, someone else can take their place (e.g. a friend). If that happens, the name of their replacement must be given to the landlord before the inspection.