



Abandonment of Tenant's Possessions

Tenant Leaves Possessions Behind

Abandonment is when the tenant gives up the tenancy and possession of the rental unit without proper notice to the landlord.

NOTE: If the rent has been paid and is current, it is not likely that abandonment will be found.

The landlord must apply to the Residential Tenancies Office (RTO) in order to remove and sell or dispose of the property. Otherwise, the landlord should itemize and store the items until such time as an RTO order is obtained or the tenant comes back to claim the items. A landlord is able to seek compensation from the tenant for any costs incurred with storing the tenant's property.

The landlord should keep a written inventory of any abandoned property and may want to take photographs of the items to document their condition.

Landlord's Duty of Care

When dealing with a tenant's personal property, the landlord should take into consideration the circumstances and the nature of the property.

The law requires the landlord to exercise reasonable care and ensure the property is not damaged, lost or stolen when it is removed and stored.

For More Information:

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307 Black Street
Whitehorse, YT

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