

Access

Tenants and guest access

A landlord must not restrict access to the rental unit by:

- a tenant;
- a tenant's guests; and
- any 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 proper written notice stating the date, time and reason for the entry. The tenant must receive the written notice at least 24 hours, and not more than seven days, before the time of entry. The purpose of the entry must be reasonable and the entry can only be between 8 a.m. and 8 p.m. (unless the parties otherwise agree). Where proper notice has been given to the tenant, 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 the 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.