

Condition inspection reports [move-in & move-out]

A condition inspection report that records the rental unit's condition at the time the tenant moves in **and** when the tenant moves out **must be completed**.

A landlord and tenant can use their own form so long as it complies with the *Residential Landlord and Tenant Act (RLTA)*. An approved condition inspection report is available at yukon.ca or from the Residential Tenancies Office (RTO) in Whitehorse.

Having a record of the rental unit's condition can be very useful if a dispute arises.

A landlord and tenant must inspect the condition of the rental premises together:

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

Generally, the inspection should be done on the tenant's move-in and move-out days when the rental premises are vacant (unless otherwise agreed by the parties). The move-out inspection should be done before a new tenant moves in.

Both the landlord and the tenant must sign the completed report. The landlord must give a copy to the tenant within **14 days** of the move-in inspection.

The move-out report must be provided to the tenant within seven days after the inspection is completed.

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

The landlord **must** offer a tenant 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. The parties should always 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 two 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 timeline. This does not apply when the tenant abandons the rental unit.

A **tenant** may lose the right to get back their security deposit if the landlord offered at least two opportunities for the inspection and the tenant did not participate at either time. In such a situation, the landlord must carry out the inspection 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.