

# Landlord's Notice to Enter Premises

*Residential Tenancies Act 2018*

## Instructions

- This notice must be given to a tenant when the landlord wants to enter the residential premises.
- Under Section 10.(1) 5. Of the Residential Tenancies Act, a landlord may not enter the residential premises without the consent of the tenant unless:
  - notice of termination of the rental agreement has been given and the entry is at a reasonable time for the purpose of showing the residential premises to a prospective tenant or purchaser and a reasonable effort has been made to give the tenant at least 4 hours' notice;
  - the entry is made at a reasonable time and written notice of the time of the entry has been given to the tenant at least 24 hours in advance of the entry; or the tenant has abandoned the residential premises under section 31 of the Residential Tenancies Act.
- In the notice to the tenant, the landlord must identify the date of entry and identify a reasonable time of day for the entry. The landlord must also identify the reason(s) why entering the premises is necessary.
- If the landlord does not meet the responsibility to provide proper notice and sufficient reasons to justify entering the premises, the tenant has a right to terminate the tenancy for interference with peaceful enjoyment and reasonable privacy.

## Service Requirements (Section 35(2))

- The landlord's notice to enter may be delivered to the tenant by:
  - sending it electronically where: (i) it is provided in the same or substantially the same form as the written notice or document; (ii) the tenant has provided an electronic address to receive documents, and (iii) it is sent to that electronic address;
  - giving it personally to the tenant;
  - giving it to a person 16 years of age or older who apparently lives with the tenant;
  - posting it in a conspicuous place on the tenant's premises;
  - placing it in the tenant's mailbox or under a door in the tenant's premises;
  - sending it to the tenant by prepaid registered mail or prepaid express post or by courier service at an address (i) provided by the tenant or (ii) where the tenant carries on business.
- Where the landlord's notice to enter is sent electronically as indicated above, it will be considered served on the day it is sent if it is sent before 4pm. If the notice is sent after 4pm, it will be considered to be served on the next day which is not a weekend or statutory holiday.
- Where the landlord's notice to enter is sent by registered mail or express post, it will be considered to be served on the 5<sup>th</sup> day after mailing.

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## Part 1 Tenant Information

To: (Tenant(s) Name)

Name Tenant #1

Name Tenant #3

Name Tenant #2

Name Tenant #4

## Part 2 Landlord Information

From: (Landlord Name)

## Part 3 Residential Premises

Address: (Residential Premises)

Street Number and Name

Apartment Number

City or Town

Province

Postal Code

NL

## Part 4 Entry Details

I hereby give you notice that I will enter the residential premises identified above in the following:

Date: \_\_\_\_\_

Time: \_\_\_\_\_ ☐ AM ☐ PM

for the following purpose(s):

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_

## Part 5

Landlord Signature

Date (month dd, yyyy)