Alberta Residential Lease Agreement

Fillable template. Complete every section, mark anything that does not apply as N/A, and keep a signed copy.

1. Parties

Use full legal names. Add a row for each additional landlord or tenant.

Landlord full legal name

Landlord phone / email

Landlord mailing address

Property manager or representative (if any)

Representative phone / email

Tenant 1 full legal name

Tenant 1 phone / email

Tenant 2 full legal name

Tenant 2 phone / email

Other approved occupants (not parties to this agreement)

2. Rental Premises

Street address

Unit number

City / town

Postal code

Description of premises (for example, whole house, basement suite, apartment) and any shared areas

Included facilities (parking stall, storage, appliances, furniture, laundry, yard)

Keys, access cards and garage remotes provided

3. Tenancy Type and Dates

☐ Fixed-term tenancy ☐ Periodic tenancy

☐ Weekly ☐ Monthly ☐ Yearly

Start / possession date (DD/MM/YYYY)

End date, if fixed term (DD/MM/YYYY)

Enter actual calendar dates rather than a description such as one year. State here what happens when a fixed term ends:

Arrangement at end of fixed term

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Consider consulting a lawyer qualified to advise on Alberta law before signing or relying on it.
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4. Rent and Payment

Rent amount ($)

Rent due date (day of each period)

Payment method (for example, e-transfer)

Payee name / account for payment

Reference details the tenant must include with payment (if any)

5. Security Deposit

Deposit amount ($)

Date paid

Under Alberta government guidance, a security deposit cannot exceed one month's rent at the start of the tenancy. It must be held in an interest-bearing trust account in an Alberta financial institution. Check the Government of Alberta for the current minimum interest rate and the deposit and inspection rules before signing. Do not treat this agreement as allowing the landlord to keep the whole deposit automatically.

Financial institution / trust account details (landlord)

6. Utilities and Additional Charges

☐ Landlord pays ☐ Tenant pays ☐ Shared

Utilities and services: who pays for each (power, gas, water, internet, other)

Sub-meter arrangement and how the tenant's share is calculated (if applicable)

Other charges (parking, laundry, other), amount and when payable

7. Maintenance, Repairs and Insurance

Tenant's routine care duties (cleaning, yard, walkways, garbage)

How to report a maintenance problem (contact method)

Emergency contact for urgent repairs

☐ Tenant insurance required ☐ Tenant insurance not required

Proof of insurance required (if applicable)

Routine care by the tenant does not shift the landlord's repair responsibilities under Alberta law.

8. Pets, Guests, Smoking, Parking and House Rules

☐ Pets allowed ☐ Pets not allowed

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Pet conditions (number, type, clean-up) and other rules (guests, smoking, noise, parking stall number)

Condominium bylaws or building rules provided to tenant (if applicable)

9. Additional Terms

Additional terms agreed by both parties

Attach any schedule and mark it here. No term of this agreement can remove or waive a right or protection given to a tenant by Alberta's Residential Tenancies Act, where that Act applies.

10. Inspection Report

☐ Move-in inspection report completed ☐ To be completed on possession date

The move-in inspection report is a separate document from this lease. Both parties should keep a copy.

11. Signatures

By signing, each party confirms they have read this agreement and that it reflects what was agreed.

Landlord signature	Date
Landlord printed name	Representative (if signing for landlord)
Tenant 1 signature	Date
Tenant 2 signature	Date

Each party should keep a complete signed copy with all schedules, the inspection report and payment records. More Alberta legal templates and guides: AlbertaLegalTemplates.ca

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