



HOW TO SHOW A PROPERTY WITH TENANTS

According to *The Residential Tenancies Act, 2006*

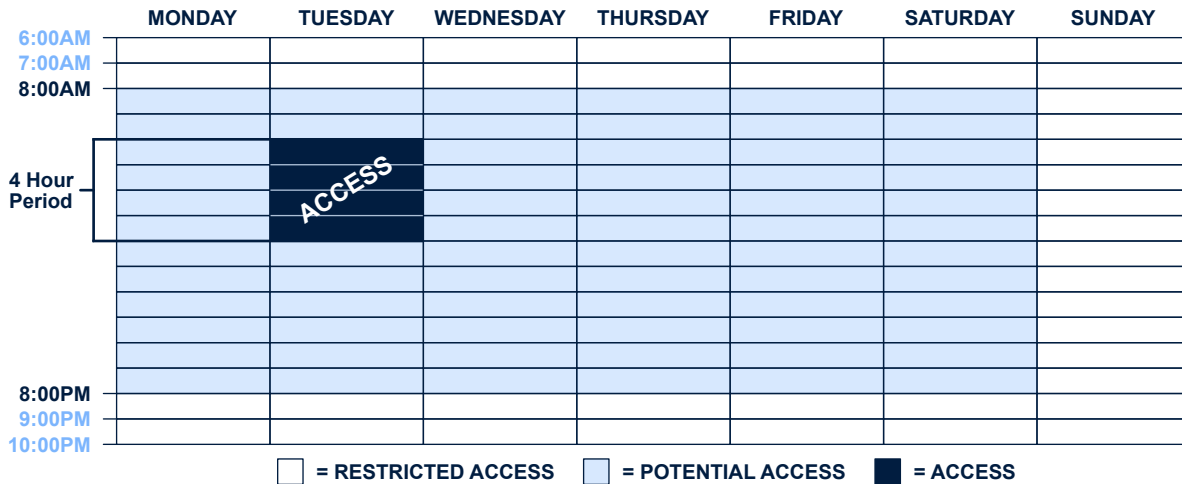
Disclaimer: This document is a simplified summary of select sections of The Residential Tenancies Act 2006. While every effort has been made to provide an accurate overview without interpretation, there may inherently be elements of interpretation. This summary is not a substitute for the actual legal texts or professional legal advice. If you have questions or need clarification on any points, please consult the Office of Residential Tenancies or seek advice from a qualified lawyer. This document is not intended as legal advice.

When showing a tenant-occupied property to a prospective buyer, the landlord must either:

- (a) obtain the permission of the tenant to show the property; or
- (b) give them at least 24 hours' written notice and not more than 7 days' notice.

For the notice to be lawful:

- It must be written.
- It must state the reason for entering.
- It must state the date and time of entry with a maximum access period of 4 hours.
- The date must not be a Sunday or day of worship for the tenant.
- The time must be between 8:00AM and 8:00PM.



Approved form:

The approved form is titled "Notice of Entry" and is made available online by the ORT.

Serving notice as the landlord's agent:

If you are the landlord's (seller's) agent, you can legally serve the notice on behalf of the landlord. While the ORT recommends that approved forms are always used, a clear text message or email that includes all the necessary information listed above is generally sufficient.

Be courteous:

While there's no law mandating courtesy, always knock before entering a tenant's space and give them time to answer. A simple thank you after a showing can foster goodwill and cooperation for future visits.

If you have any questions, feel free to contact us.

If you would like to speak directly with the provincial governing body, contact:

The Office of Residential Tenancies
Phone: (888) 215-2222
Email: ort@gov.sk.ca