

Landlord Guide

Northwest Territories · 2026 edition · Updated by Central Rentals Canada

A field guide to running rentals in Northwest Territories. Every section is calibrated to the Rental Office and the latest provincial guideline. Cite, sign, or skip-read — it's your call. Always confirm with the provincial board for edge cases.

1. Lease basics

Authority: Rental Office.

Lease form: Standard tenancy agreement. Required for every new tenancy.

Deposit limits: Maximum one month's rent. Collect it before move-in, hold it in trust, and return it within the statutory window after move-out.

Entry notice: 24 hours written notice. Emergency entry is allowed without notice.

2. Rent collection + 2026 increase rules

Rent-increase cap (guideline 2026): No cap — 3-month notice + 12-month gap. Issue a written notice at least 90 days before the new amount takes effect. Keep a copy stamped with the date you delivered it.

Late-rent process: Issue the proper provincial notice the day after rent is due. Set up Stripe pre-authorized debit through Central Rentals so most arrears never start.

3. Ending the tenancy

Notice periods: 30 days end-of-month.

Use the exact provincial form. Hand-delivery + an email backup with read-receipt is the safest combo. Keep proof of delivery — the board will ask.

4. Maintenance — who fixes what

- **Structural integrity.** Roof, foundation, load-bearing walls and major plumbing — landlord's responsibility. Respond within 24-72 hours for anything weather-tight.
- **Heating systems.** Provide adequate heat (minimum 20-21°C in most provinces) from Sep-May. Furnace + ducting service required annually.
- **Plumbing & water.** Repair leaks, blocked drains, water heater failures, and frozen pipes within 24 hours. Hot-water minimum 49°C.
- **Electrical & smoke.** Test smoke + CO detectors at every tenancy turnover and at least once per year. Replace batteries on landlord visits.
- **Pest control.** Treat infestations (rodents, bedbugs, cockroaches) within 7 days unless caused by tenant negligence.
- **Common-area cleaning.** Hallways, stairwells, exterior — kept clean + safe. Snow + ice removal within 24 hours of accumulation.
- **Appliances supplied.** If included in the lease (fridge, stove, washer, dryer): repair or replace within 7 days of failure.

- **Locks & security.** Re-key between tenancies. Repair broken exterior doors / windows immediately. Smart-lock batteries every 6 months.

5. Quick fixes that prevent a board hearing

- Test smoke + CO alarms — replace any battery older than 6 months.
- Run hot water for 60 seconds at every fixture. Anything not reaching 49°C → call plumber.
- Inspect under-sink + behind-toilet plumbing for slow leaks (stick a paper towel under the trap).
- Tighten loose handrails, door hardware, and cabinet hinges with a \$10 multi-tool.
- Check window seals: condensation between panes = failed seal, schedule replacement.
- Clean dryer lint trap + the exhaust hose (#1 cause of preventable rental fires).
- Inspect baseboard heaters for dust — vacuum, do not paint over.
- Walk the unit's perimeter: foundation cracks > 3 mm = call a structural engineer.

6. When to call the board

Authority: Rental Office. File an application online with photos, written notices, and a clear timeline. Most disputes resolve at mediation before a hearing.

Trigger points for a landlord: 14 days past due on rent, repeated late payment, unauthorized occupants, substantial damage, or interference with other tenants.

7. Run the whole thing inside Central Rentals

Generate provincial-compliant leases in 90 seconds, collect CAD rent via Stripe, run tenant screening, dispatch maintenance with smart triage, and export tax-ready statements (T776, NR4) for your accountant. Free 14-day trial, no credit card.

Open <https://centralrentals.ca/for/landlords> to start, or scan the QR sticker on your unit's lease packet.

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