NOVA SCOTIA

Changes to the Residential Tenancies Program

Information for Tenants and Landlords
Spring 2025

NEW Eviction Timelines and Conditions

There are new conditions and timelines for landlords to start the process to evict a tenant who is late paying their rent.

If the tenant and landlord can't reach an agreement, here are the next steps.

- The landlord has the option to give a tenant an eviction notice related to their late rent payment **three days** after their rent is due.
- Tenants don't have to leave their rental unit after they get a notice.
- The tenant will have **10 days** after receiving the notice to either
  - pay their rent
  - relocate (their rent is still owed) or
  - apply to the Residential Tenancies Program.

If a tenant applies to the Residential Tenancies Program to set the notice aside, the tenant doesn't have to leave their rental unit, and the landlord can't force them to leave. The hearing process will determine if the tenancy will be terminated.

There is also greater clarification in the Residential Tenancies Act for tenants and landlords outlining the conditions that need to exist for an eviction to occur.

Other conditions for a landlord to end a lease include if the tenant:

- has three late rent payments
- was involved with criminal behaviour related to the rental property,
- was disturbing another tenant or the landlord or
- caused extraordinary damage to a rental unit.

NEW Tenant and Landlords Sharing Emails for Better Communication

There is a new requirement for landlords to provide tenants with their email addresses if their tenants agree to do the same. If the tenant agrees to receive documents by email, the landlord must provide the tenant with the email address they will use to communicate.

This will make it easier for the landlord and the tenant to communicate with one another, particularly in situations where the landlord is not on-site.

The agreement to share emails is included in the lease. If tenants have already signed a lease, but have not agreed to receive documents via email, an additional form can be used - Consent to allow service of residential tenancy documents by email - Government of Nova Scotia

In Addition…

Faster and Simpler Process for Security Deposits

A new online service started last year to make it easier for tenants and landlords to deal with claims on security deposits at the end of a tenancy. There are new forms and rules.

Landlords:

- Within 10 days of the end of a tenancy, landlords must file a Form R with the Residential Tenancies Program if they are keeping any or all of the security deposit.
- Landlords must send a copy of the Form R to the tenant(s) within 10 days of the end of the tenancy.

Tenants can apply online to get their security deposit returned if:

- their landlord didn't return the security deposit at the end of their tenancy,
- their landlord didn't give them a copy of the form they need to fill out to allow them to keep the deposit within 10 days of the tenancy ending or if
- they disagree with their landlord's request to keep the deposit.

If a landlord doesn't follow the residential tenancies director's decision, the tenant should contact the Residential Tenancies Program for information about next steps.

The forms are available online at:

- landlord: https://beta.novascotia.ca/security-deposit-claim-form-form-r
- tenant: https://beta.novascotia.ca/application-director-return-security-deposit-form-s

These forms can also be filed at any Access Nova Scotia centres across the province.

Resources:

It's important for tenants and landlords to know and understand their rights and responsibilities and the help that is available to them should there be an issue they can't resolve with one another.

If a tenant and landlord can't resolve a dispute, they are encouraged to fill out an application with the Residential Tenancy Program. Applications can be found at: https://beta.novascotia.ca/residential-tenancy-forms

Residential tenancy guides and other information can be found at: Residential Tenancies: residential-tenancies-guide-resolving-disputes-between-tenants-and-landlords

Additional information on the Residential Tenancies Program go to novascotia.ca/rta

Contact:

Provincial contact centre:
902-424-5200 or
toll free at 1-800-670-4357.

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