

# COVID-19 Landlord/Tenant checklist

As a real estate professional, you build relationships and work with members of the public. With cases of COVID-19 on the rise in BC, real estate professionals want to know what they can do to help prevent the spread of the virus and how to manage the challenges that may arise in their day-to-day business practices.

## CHECKLIST

- Provide client with COVID-19 links and information from the appropriate authorities
- Assess your own risk with dealing with your client and tenants. Are they ill, or have recently travelled?
- Have your client provide their own concerns about potential risk
- Provide options for your landlord and tenant

## MINIMIZING RISKS FOR LANDLORDS

- Perform more frequent cleaning and disinfecting of shared spaces
- Change air filters frequently over the next few weeks
- Communicate with tenants about initiatives being undertaken to mitigate the spread of COVID-19
- Plan for dealing with the concerns of current tenants, whether those concerns are addressed under the Residential Tenancy Act or not
- Discuss if and how viewings will proceed during this time

## MINIMIZING RISKS FOR TENANTS

- Ensure initiatives are being undertaken to mitigate the spread of COVID-19
- Address any concerns, and review the Residential Tenancy Act
- Clean all high traffic areas and surfaces before and after each viewing
- While the landlord has the right to show premises with proper notice, efforts need to be made to alleviate tenant concerns, such as:
  - Placing restrictions on viewings to only serious parties
  - Requesting health and recent travel information from prospective tenants and buyers before any viewing to give the current tenant an indication of risk
  - Requesting health and recent travel information from the tenant(s) to give the prospective tenants/ buyers and indication of risk

*This information was created in collaboration with the Real Estate Council of Alberta in the interest of protecting consumer and licensee health safety in uncertain times. Thank you to the Real Estate Council of Alberta for their cooperation.*