

## **Non-Signatory As Tenant**

### **The Residential Tenancies Act:**

- defines a tenant to include an occupant;
- prescribes a standard form of lease that allows “other adults or children who will occupy premises” to be listed.

### **Reference:**

*Residential Tenancies Act: Section 2(J), Regulations: Form “H”*

### **Details:**

In cases where a signed lease exists, it is possible that only some of the individuals authorized by the landlord to reside in a unit may have signed the lease.

A Residential Tenancy Officer can only make a finding that a non-signatory occupant is responsible for fulfilling the terms of a lease when the following are present:

- the individual must occupy or have occupied the premises during all or part of the tenancy;
- the landlord, by word or deed, (for instance, know, accept rent, etc.) must consent to the occupancy.

### **Procedure:**

Not applicable.