

Notice of Entry

The Residential Tenancies Act, 2006 [Section 45]

Form 4

Office of Residential Tenancies

Questions about your rights? Contact the Office of Residential Tenancies at 1-888-215-2222 or ORT@gov.sk.ca or visit Saskatchewan.ca/ort

To tenants (legal occupants):

of (rental address) , Saskatchewan.

You are hereby given notice that your landlord/agent will be entering your rental unit on

between the times of and .

The purpose for entering is as follows:

Dated at in the Province of Saskatchewan, this day of
(City/Town) (Month) (Year)

Landlord and/or Agent Signature

Name of Landlord and/or Agent - (please print)

Mailing Address of Landlord/Agent - please print

A landlord may enter a rental unit if, not more than 7 days prior to the entry, the tenant has consented to the entry.

A landlord may also enter the rental unit upon written notice that:

- *is given at least 24 hours, and not more than seven days, before the entry;*
- *states:*
 - (i) *the purpose for entering, which must be reasonable, and*
 - (ii) *the date and the time of the entry;*
- *states a maximum four-hour period within which the landlord will enter the rental unit, which must be between 8 am and 8 pm unless the tenant otherwise agrees; and*
- *is on a day that is not a Sunday or a day of religious worship for the tenant.*

The preceding applies to a landlord showing the rental unit to a prospective purchaser.

See page 2 about notice to enter a rental unit for the purpose of showing the suite at the end of a tenancy.

1. *If the tenant has given notice to end a monthly or other periodic tenancy, or the landlord has given notice in Form 15 that a term lease will not be renewed, the landlord may enter the rental unit for the purpose of showing it to prospective tenants but only if:*
 - (a) *If the tenant provides a telephone number or an electronic address for the purpose of notice, the landlord must give the tenant at least two hours' notice of the landlord's intent to enter, or*
 - (b) *the landlord and tenant enter into a reasonable written terms for the landlord to show the rental unit and enter into the agreement after the tenant has given a notice to vacate, or after the landlord has given notice that a term lease will not be renewed.*

2. *If the landlord is not able to gain entry to a rental unit under section 1, the landlord may enter the rental unit for the purpose of showing it to prospective tenants if:*
 - (a) *the landlord posts a notice of entry on the door of the rental unit in accordance with section 4; and*
 - (b) *the landlord has made a reasonable effort, at least two hours before the entry, to contact the tenant at the telephone number or electronic mail address that the tenant has provided for the purpose.*

3. *If a tenant has not provided the landlord with a telephone number or electronic address for the purpose of providing notice of entry, the landlord may enter the rental unit in accordance with section 2 even though the landlord was unable to comply with the requirements set out in clause 2(b).*

4. *A notice of entry pursuant to clause 2(a) must:*
 - (a) *set out the date and time of entry; and*
 - (b) *be posted no later than the time of entry.*