

1985 BILL 224

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Third Session, 20th Legislature, 34 Elizabeth II

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THE LEGISLATIVE ASSEMBLY OF ALBERTA

# BILL 224

**AN ACT TO AMEND THE LANDLORD  
AND TENANT ACT (NO. 3)**

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MR. MARTIN

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First Reading .....

Second Reading .....

Committee of the Whole .....

Third Reading .....

Royal Assent .....

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*Bill 224*  
*Mr. Martin*

## **BILL 224**

1985

### **AN ACT TO AMEND THE LANDLORD AND TENANT ACT (NO. 3)**

*(Assented to , 1985)*

HER MAJESTY, by and with the advice and consent of the  
Legislative Assembly of Alberta, enacts as follows:

*1 The Landlord and Tenant Act is amended by this Act.*

*2 Section 1 is amended*

*(a) by adding the following after clause (c):*

(c.1) "landlord" means a person who grants to another person the right of residential occupancy of residential premises and includes:

(i) an agent or a personal or legal representative of, or any other person acting on behalf of, a landlord,

(ii) a person to whom a tenancy agreement is assigned by a landlord,

(iii) a trustee in bankruptcy, liquidator, receiver or committee appointed by any court or by law in respect of the property of a landlord,

(iv) a mortgagee of the residential premises of a landlord who acquires title thereto by foreclosure or pursuant to a judicial sale thereof, or who enters into possession of the residential premises, and the assigns of such mortgagee,

## **Explanatory Notes**

- 1** This Bill will amend chapter L-6 of the Revised Statutes of Alberta 1980.
- 2** Adds new definitions.

(v) any person who becomes the owner of property on which residential premises are situated, or that consists of residential premises, with respect to which and at the time the person becomes the owner, there is a subsisting tenancy agreement;

*(b) by adding the following after clause (h):*

(i) “tenant” means a person who is granted the right of residential occupancy of residential premises, and includes a lessee, tenant-at-will, sub-tenant, under-tenant, or the assign or legal representative of a tenant;

*3 The following is added after section 37:*

**37.1** A security deposit provided under section 37 shall be maintained by the landlord in a trust account designated as such at a chartered bank, treasury branch, credit union or trust company and shall be kept separate and apart from moneys belonging to the landlord and not form a part of his assets.

*4 This Act comes into force on Proclamation.*

**3** Security deposit maintained in a trust account.

**4** Coming into force.