



# Tenant Default Services for Landlords & Property Management Companies

## LANDLORDS

The process of terminating a tenancy can (in some cases) be a relatively painless experience should your tenant be of a cooperative nature. However, there are times when it can be a very difficult and expensive experience if you don't do this sort of thing on a regular basis or if your tenant is not cooperative. Strict adherence to the legislation and regulations set down in the RTA is a must when you are faced with taking a difficult tenant to court.

Prairie Bailiff will handle your case and take all the stress off you. As one of our Clients you will have the comfort of knowing that all the work is done by a professional team that has the knowledge and experience that will get results with either The Residential Tenancy Dispute Resolution Service (RTD) or the Provincial Courts.

## WHAT CAN WE DO FOR YOU?

Prairie Bailiff can seize property owned by your tenant for unpaid rent or enforce your Writ of Possession (Court Ordered Eviction). You may in some cases seize and evict but this is why it is important for you to determine in advance with one of our agents which course of action is most appropriate for your particular circumstance.

- Landlord Distress – The Civil Enforcement Act allows a Bailiff on behalf of a landlord to seize a tenant's property to recover rental arrears. Must be enforced prior to the expiration of a Notice to Terminate. See Landlord Distress.
- Provincial Court – Once a Notice to Terminate has expired and the tenant remains in the premises an application can be made to the Provincial Court. Less costly than the Court of Queen's Bench but takes longer to get a hearing.
- Court of Queen's Bench – Does not require that a Notice to Terminate be served. A Lawyer is required to make the application, tends to be quite costly and takes longer to get a hearing rather than RTD.
- The Residential Tenancy Dispute Resolution Service (RTD) – Does not require that a Notice to Terminate be served. Less costly than the Provincial Court and Court of Queen's Bench, a lawyer is not required to make the application and hearings can generally be set much faster.

Residential Tenancy Dispute Resolution Service (RTD). Results have shown the RTD to be a fast and effective alternative that provides fair and consistent decisions for our clients. Response to service has been overwhelmingly positive.

- A Tenancy Dispute Officer will hear your case, including witnesses, and grant a legally binding Order that can be enforced the same as a Court Order (The appeals process is the same regardless of if the Order comes from RTD or the Court of Queen's Bench).
- If the action is commenced immediately, possession is generally gained within one tenancy month.
- Forces communication and resolution.
- Keeps your costs down.

Our knowledge and experience combined with the RTD process allows us to produce superior results at substantial cost savings! Call us today and we will make sure your case is heard.

## **Prairie Bailiff Services**

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