



New Brunswick's Landlord Toolkit: Adding An Accessory Dwelling Unit To Your Property



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Introduction

Welcome to *New Brunswick Landlord Toolkit - Adding An Accessory Dwelling Unit To Your Property*, a comprehensive resource curated for landlords operating within New Brunswick's eight major cities: Bathurst, Campbellton, Dieppe, Edmundston, Fredericton, Miramichi, Moncton, and Saint John. This toolkit is specifically tailored for individuals developing Accessory Dwelling Units (ADUs) within their residences, providing guidance and resources.

Scope of this Toolkit

This toolkit serves as a comprehensive guide, aiming to educate, inform, and provide essential resources for landlords. Focused particularly on landlords of Accessory Dwelling Units (ADUs), this toolkit provides references for common legislation and rules governing tenancies in each of the eight regions. Furthermore, it will clarify your rights and obligations as a landlord, empowering you with the knowledge to successfully navigate your role as a landlord. Remember, always consult legal experts or local authorities for specific legal advice related to landlord-tenant relationships and property management in New Brunswick.

Overview of Accessory Dwelling Units (ADUs)

Accessory Dwelling Units, commonly known as ADUs, are self-contained living spaces located on the same property as an existing primary residence. They serve as additional, separate units that can be rented out or used to accommodate family members. ADUs can take various forms, including basement apartments, detached cottages, or converted garages. This document considers ADUs that can be rented out for long or short term purposes. For more information [click here](#).

Benefits of Creating an ADU

Increased Rental Income: ADUs offer property owners the opportunity to generate additional rental income, significantly supplementing their earnings when rented out.

Housing Affordability: ADUs can contribute to addressing housing affordability issues by providing more rental options in a community. They offer a cost-effective alternative compared to larger, standalone rental properties.

Increased Property Value: Well-designed and constructed ADUs can add value to a property, making it more appealing to potential buyers and tenants.

Supporting Sustainable Development: Utilizing existing space on a property for an ADU is a sustainable approach to housing development. It minimizes the need for new construction and utilizes resources more efficiently.

Contributing to Community Density: ADUs can help support community density goals without the need for large-scale developments. They can be integrated into existing neighborhoods, enhancing the overall livability of the area.

Funding/Incentives Available for ADU

Government funding programs for Accessory Dwelling Units (ADUs) can vary by location and are subject to change over time.

As part of a province-wide approach to address housing, the Government of New Brunswick introduced the Housing Development Incentive Program to encourage the development of new rental units. Increasing the supply of rental units will help reduce pressures on the rental market and decrease costs that would normally be passed on to tenants. Click here to learn more about the [Housing Development Incentive program](#).

Additional incentives that you may benefit from, include:

- [National Housing Strategy](#) or other CMHC funding to build or renovate affordable housing.
- [City of Miramichi Downtown Housing Incentive Program](#) which provides funding to attract and retain downtown residents by incentivizing the creation of new housing in the Business Improvement Areas.
- [New Home Energy Savings Program](#) which is to ensure that you are building efficiency into your new home right from the start.
- Information on the [GST/HST new housing rebate](#), buying a home, making homes more energy-efficient and funding for Indigenous housing construction and renovation.

Research and Planning

Before embarking on the creation of an Accessory Dwelling Unit (ADU), it's crucial to thoroughly understand the zoning regulations and obtain the necessary permits in New Brunswick, Canada.

Zoning Regulations and Permits

Here are the key steps:

Consult with Local Authorities: Contact your local municipal planning department to inquire about the specific zoning regulations pertaining to ADUs. They can provide information on whether ADUs are permitted in your area and, if so, what the specific requirements are.

Review Zoning Bylaws: Obtain a copy of the zoning bylaws for your area. Pay close attention to any provisions related to accessory dwelling units, including size limitations, setback requirements, and allowable locations on the property. [Here is the New Brunswick Building Code Act.](#)

Check for Special Designations: Some areas may have special designations or heritage zones that may impact your ability to create an ADU. Ensure you're aware of any additional regulations that may apply.

Apply for Zoning Variance (if necessary): If your property does not meet the zoning requirements for an ADU, you may need to apply for a zoning variance or seek a change in zoning regulations. This can be a complex process and may require a public hearing.

Building Codes and Bylaws

- Obtain an electronic copy of the [National Building Code of Canada here](#). This code sets out technical provisions for the design and construction of new buildings, as well as the alteration, change of use, and demolition of existing buildings in Canada.
- Refer to the [New Brunswick Building Code Act and Regulations here](#). These will contain specific provincial building codes and regulations that apply in New Brunswick.

Obtaining Necessary Permits

Building and Development Permit: Each city in New Brunswick has its Planning and Development Department that is responsible for providing Building Permits for that city. For further information, contact the Planning and Development Department of your city.

Here are some steps you may follow:

Contact Your Local Building Department: Get in touch with your local municipality's building department (find listed below). They will provide you with the necessary application forms and guide you through the process.

- [Bathurst](#)
- [Campbellton, RSC 2](#)
- [Dieppe, RSC 7](#)
- [Edmundston, RSC 1](#)
- [Fredericton, RSC 11](#)
- [Miramichi, RSC 5](#)
- [Moncton, RSC 7](#)
- [Saint John, RSC 9](#)

Submit Detailed Plans: Prepare detailed architectural and engineering plans for your ADU. These should include floor plans, elevation drawings, structural details, and other relevant information.

Application Submission: Complete the building permit application and submit it, along with the required plans and any associated fees, to your local building department.

Review Process: The building department will review your application to ensure that it complies with all relevant building codes and bylaws.

Inspections: Schedule inspections at various stages of construction, including foundation, framing, electrical, plumbing, and final occupancy. These inspections are crucial to ensure compliance with approved plans.

Plumbing and Electrical Permits

When creating an Accessory Dwelling Unit (ADU) in New Brunswick, Canada, obtaining plumbing and electrical permits is essential to ensure the safety and compliance of your project. Reach out to the local regulatory authority responsible for plumbing and electrical permits. This is often the municipal plumbing and electrical inspector or contact your local regulatory authorities.

Hiring Contractors and Tradespeople

Creating an ADU may require the expertise of licensed professionals and skilled tradespeople. Conduct thorough research to identify licensed contractors, architects, designers, and other professionals with experience in ADU construction.

- Seek recommendations from trusted sources, such as local associations or previous clients.
- Clearly communicate your budget constraints and desired project timeline. You may get a list of professionals to hire here with the [Canadian Homebuilders Association of New Brunswick](#) or ask family or friends for referral.

- Work with a legal professional to create a contract that outlines the scope of work, timeline, payment schedule, and any specific terms and conditions. Ensure that the contract addresses insurance coverage, including liability insurance for the contractor and any subcontractors involved. You may find lists of [Insurance Brokers in New Brunswick here](#).

Construction and Renovation

Implementing the approved plans for your Accessory Dwelling Unit (ADU) is a critical phase of the project. Proper supervision and quality control are necessary to ensure that the construction process proceeds smoothly and meets the necessary standards.

Implementing the Approved Plans

Once you have hired experienced contractors, ensure that the specified materials and finishes outlined in the approved plans are sourced correctly. [Here is the list of building suppliers in New Brunswick](#).

- Supervise and inspect the construction process to ensure that all work is carried out in compliance with local building codes, bylaws, and safety regulations .
- Coordinate with professionals to perform quality checks on completed work, ensuring that it meets the necessary standards for safety, durability, and functionality.
- Keep thorough records of the construction process, including photographs, inspection reports, and any changes made to the original plans.
- Monitor the construction schedule to ensure that the project stays on track and is completed within the established timeline.

Supervision and Quality Control

- Promptly address any deficiencies or deviations from the approved plans to maintain the integrity and safety of the ADU.
- Conduct a final inspection to verify that all work has been completed to satisfaction and is in compliance with building codes and regulations.

Utilities and Connections

Setting up water, electricity, gas, and sewage connections, as well as considerations for separate meters is essential.

Contact/notify your Local Water Authority, local Electrical Utility company, Gas Utility Company, to arrange for water, electrical service and Gas supply (as it may apply) to your ADU. Determine the best approach for managing sewage and wastewater from your ADU. This may involve connecting to the municipal sewage system or using a septic tank system, consult with the Local Sewage Authority.

Below are links to the local authorities in charge of the 8 cities for the purpose of this toolkit.

- [NB Power is responsible](#) for arranging electricity for buildings in Bathurst, Campbellton, Dieppe, Fredericton, Miramichi, and Moncton. [Here is a checklist for your prospective tenant.](#)
- [Energy Edmundston](#) provides power to buildings within Edmundston, issuing a single bill for water, sewer, power, and water heater rental.
- [Saint John Energy is responsible](#) for arranging electricity for buildings in Saint John.
- Natural Gas is available through [Liberty](#) in Dieppe, Fredericton, Moncton, and Saint John. To see if it's available for your address, use the [availability tool provided by Liberty](#).
- Water and sewer is managed by the city or Regional Service Commission for the area.
 - [Bathurst, Regional Service Commission 3](#)
 - [Campbellton, Regional Service Commission 2](#)
 - [Dieppe, Regional Service Commission 7](#)
 - [Edmundston, Regional Service Commission 1](#)
 - [Fredericton, Regional Service Commission 11](#)
 - [Miramichi, Regional Service Commission 5](#)
 - [Moncton, Regional Service Commission 7](#)
 - [Saint John, Regional Service Commission 9](#)

Inspections and Compliance

Conducting inspections is crucial to ensuring that your Accessory Dwelling Unit (ADU) is constructed safely and in compliance with local regulations. The following are the inspections you may need to schedule with your local building department:

Scheduled Inspections

Foundation Inspection: Ensure that the foundation meets structural and safety requirements.

Framing Inspection: Request an inspection after the framing is in place but before any walls are closed in. This ensures that the structure is sound and complies with building codes.

Electrical and Plumbing Inspections: Schedule separate inspections for electrical and plumbing work at various stages to ensure compliance with safety and code standards.

Final Inspection: Coordinate with your local building department for a final inspection once all construction work is completed.

Ensuring Code Compliance

Collaborate with Experienced Contractors: Work closely with licensed contractors who are experienced in building codes and regulations, they will ensure compliance.

Maintain Detailed Records: It is important to keep details of records, this includes documentation of inspections, reports, and any necessary corrections or modifications made during construction.

Address Non-Compliance Promptly: If any aspect of the construction is found to be non-compliant during inspections, work closely with your contractors and professionals to rectify the issues in accordance with local regulations.

Thorough Review Before Finalization: Before finalizing the project, conduct a thorough review to ensure that all aspects of the ADU, from structural integrity to safety features, meet the required building codes and bylaws.

Accessibility and Safety

Meeting Standards for Accessibility

In New Brunswick, landlords are legally required to accommodate the reasonable accessibility needs of their tenants, as stipulated by the Human Rights Act.

This encompasses ensuring that both living units and the broader building structure are accessible to tenants with disabilities. In certain instances, this may also mean that landlords are responsible for bearing the financial burden of these accommodations, unless doing so results in undue hardship. To learn more about the duty to accommodate:

[Guideline on Housing Discrimination \(PDF\)](#)

Even in circumstances where a landlord implements a "no pets" policy, an exception must be made for service animals that are necessary for tenants with disabilities. These service animals are specifically trained to provide assistance to individuals with a variety of disabilities, including but not limited to:

- Agoraphobia
- Anxiety
- Attention Deficit Hyperactivity Disorder (ADHD)
- Autism
- Bipolar Disorder
- Claustrophobia
- Depression
- Epilepsy
- Conditions leading to deafness or hard of hearing
- Mobility challenges
- Obsessive Compulsive Disorder (OCD)
- Post-traumatic Stress Disorder (PTSD)

For more information about service animals, please see the [Guideline on Accommodating People With Service Animals](#) or contact the New Brunswick Human Rights Commission.

Fire Safety Measures

Martin's Criminal Code addresses the responsibilities of property owners or controllers in preventing and controlling fires or explosions on their properties

Legal Liability: Property owners or controllers can be held criminally responsible and face up to five years in prison if found guilty of an indictable offense.

Standard of Care: Property owners or controllers are required to adhere to a reasonably prudent standard of care to prevent or control fires and explosions. A marked departure from this

standard, resulting in a fire or explosion causing bodily harm or property damage, makes them liable.

Proof of Negligence: Non-compliance with fire or explosion prevention laws can be used as evidence of a departure from the required standard of care.

You can find more details [here](#).

Property owners or controllers must uphold a high standard of care to prevent fires or explosions, and failing to do so, especially if it leads to injury or property damage, can result in serious legal consequences.

- Fire alarm systems and their components are to be inspected and tested as required by the National Fire Code of Canada.
- Automatic sprinkler systems are to be inspected, tested and maintained as required by the National Fire Code of Canada.
- Smoke alarms in apartments must be functional and batteries must be changed regularly.
- Emergency lighting must be operational and exit signs must be continuously illuminated.
- Garbage/refuse containers must be located at least 6m (20 feet) from combustible construction and 3m (10 ft) from noncombustible construction (no windows or doors) .
- Exit doors must be unlocked and exits kept clear of ice and snow.
- Fire doors, including those serving apartments, stairwells, service rooms and laundry rooms, close automatically and then latch. Fire doors are not to be blocked or tied open.
- Stairwells, vestibules, corridors and service rooms are not to be used for storage.
- Portable fire extinguishers are to be properly wall mounted and serviced annually.
- Inspect stove vents, fire dampers and fire stop flaps annually.
- Clothes dryer lint traps and exhaust ducts to be cleaned regularly of lint and dust accumulation.
- Electrical extension cords are not to be used as permanent connections.
- Proper-sized fuses are to be used in electrical panels.
- Heating appliances are to be serviced by a qualified person at least once per year.
- Chimneys, flues and flue pipes are to be inspected regularly and cleaned as necessary to keep them free of dangerous accumulations of combustible deposits.
- If your building is equipped with a fire alarm system, a fire safety plan is required and fire emergency procedures are to be posted on each floor level.
- Records of testing and maintenance are to be kept at the building and made available to fire inspectors.

Leasing

Rental Agreements and Leases

Understanding rental agreements and leases is fundamental for both landlords and tenants, as these documents establish the legal framework for renting a residential property. A lease creates a binding contract between a landlord and a tenant, outlining the terms and conditions of the rental arrangement.

Here's what you need to know about leases in New Brunswick:

Importance of a Written Lease: Having a written lease is highly recommended as it precisely outlines the agreements between parties. A written lease provides clarity, prevents misunderstandings, and serves as a legal document in case of disputes.

Types of Leases in New Brunswick: In New Brunswick, a lease can be either fixed-term or periodic. A fixed-term lease has a specific end date, while a periodic lease has no end date and automatically renews, unless proper notice is given by either the landlord or tenant. Periodic tenancies can be week-to-week, month-to-month, or year-to-year, offering different levels of flexibility and commitment.

Responsibilities and Joint Tenancy: It's important to note that a lease involving multiple tenants makes all parties equally responsible for the rental unit, including any damages and the full rent amount. Any changes to a Standard Form of Lease require proper notice and agreement from both parties.

Rent Increases and Communication: Rent increases must be communicated in writing, following specific guidelines based on the lease term and tenant's duration of stay.

Rights and Protections: It's crucial to understand that a lease cannot override the rights and responsibilities outlined in the Residential Tenancies Act, ensuring fairness and protection for both landlords and tenants.

What to Include in a Lease

A completed Standard Form of Lease must adhere to New Brunswick's renting laws and typically includes the following details:

Contact Information: Provide the landlord and tenant's contact information for communication purposes.

Rent Details: Specify the rent amount and outline any late payment fees that may apply.

Policies: Include smoking and pet policies, as well as any additional by-laws or rules applicable to the rental property.

Lease Term: Clearly state the length of the lease, indicating whether it is fixed-term or periodic.

Services/Furnishings: Specify any services or furnishings included with the rental unit, if applicable.

Security Deposit: Mention the security deposit amount and the conditions under which it will be returned. Either you or the tenant needs to submit the security deposit to the Residential Tenancies Tribunal. [Click here for more info on security deposit](#)

Assignment Rules: Include rules regarding the assignment of the lease to a new tenant.

Signatures: Ensure that both parties sign the lease, indicating their agreement and understanding of the terms.

A well-drafted lease, in compliance with legal requirements, is essential for a smooth and harmonious landlord-tenant relationship. For more information please visit [GNB's Lease Information page](#).

Standard Lease Template

To access New Brunswick's standard lease template, click [here](#). Please note that this form adheres to the basic standards outlined in the Residential Tenancies Act. For additional rules of occupancy, consider using a lease addendum.

Determining Rental Rate

Market Research for Rental Rates

As a first-time landlord, conducting thorough market research for rental rates is crucial to setting a price for your rental property. Here's a step-by-step guide on how to approach this:

- **Online Property Listings:** Explore online platforms like Zillow, Facebook Marketplace, Kijiji, or local real estate websites. Look for properties similar to yours in terms of size, location, and amenities. Pay attention to their rental prices to gauge the market rates in your area.

- **Real Estate Agencies:** Contact local real estate agencies or property management companies. They often have access to extensive databases and can provide insights into the rental rates for comparable properties in your neighborhood.
- **Networking:** Talk to other landlords or property owners in your area. They can provide valuable firsthand information about the rental market trends, demand, and pricing strategies.
- **Consider Amenities:** Take note of the amenities offered by similar properties. A rental property with additional features like in-unit laundry, parking spaces, or upgraded appliances can justify a higher rental price.
- **Evaluate Neighborhood Factors:** Consider the neighborhood's safety, proximity to public transportation, schools, shopping centers, and other amenities. Properties in desirable locations may have higher rents.
- **Research Housing Market Data :** Check out Canada Mortgage and Housing Corporation's (CMHC) [Housing Market Information Portal](#) to view detailed data on average and historical rental rates in different neighborhoods.

Tenant Screening

Tenant Screening and Anti-Discrimination

When choosing a tenant, it's vital to conduct thorough screening while upholding anti-discrimination laws. Discrimination in housing, such as denying rental rights based on protected characteristics or restricting access to facilities, is strictly prohibited under the Human Rights Act.

As a responsible landlord, you should focus on permissible questions related to a tenant's ability to fulfill the rental agreement, like income and references. Avoid inquiries about personal matters such as ethnicity, religion, or family status, which can lead to discriminatory practices.

Prohibited Grounds of Discrimination:

- Race
- Colour
- National origin
- Place of origin
- Ancestry
- Creed or religion
- Age
- Marital status
- Family status
- Sex (including pregnancy)
- Sexual orientation
- Gender identity or expression
- Physical disability
- Mental disability

- Social condition (includes source of income, level of education, and occupation)
- Political belief or activity

Equal treatment in rental occupancy is not infringed if a landlord requires income information, rental history, credit checks, or other guarantees from prospective tenants. With that being said, such inquiries should not violate the dignity and privacy of tenants or be used to favor certain tenants and exclude protected groups, when all groups meet the required preconditions.

By adhering to these guidelines, you not only ensure a fair and respectful tenant selection process but also maintain compliance with the law. To learn more click here to read [New Brunswick's Guideline on Housing Discrimination](#).

Background checks

Conducting background checks is a pivotal step in the tenant screening process. These checks provide landlords with essential information to make well-informed decisions about potential tenants. Here's what you need to know:

Why Background Checks Matter:

Background checks help landlords assess an applicant's rental history and reliability. By understanding an applicant's renting history, landlords can gauge their suitability for the rental property.

Rental History Checks: These checks provide insights into an applicant's previous rental experiences, including payment punctuality and adherence to lease agreements.

- **References:** Ask potential tenants to provide references from past or current landlords.
 - **For New Canadians:** If the potential tenant is a new Canadian with no past references in Canada consider requesting a bank statement of account showing financial stability or a Canadian guarantor (friend, sibling, ect)

Fair and Consistent Practices:

It's crucial to apply background checks uniformly to all applicants, avoiding discrimination or favoritism. Treat all applicants equally, focusing solely on their suitability for the property based on the established criteria.

Make an Informed Decision:

Use the credit report, along with other screening criteria, to make an informed decision about the applicant. Consider the applicant's overall financial stability and rental history in the context of your rental property requirements.

By conducting thorough yet fair background checks, landlords can make informed decisions, ensuring a secure living environment for all tenants. Remember, transparent communication and consistent practices are key to a smooth and legally compliant screening process.

Repairs, Maintenance, and Entry

Ensuring the well-being and comfort of tenants is a fundamental obligation for landlords, involving prompt attention to repairs and maintenance. Here are the key aspects of landlord responsibilities:

Emergency Repairs

Landlords are required to promptly address emergency repairs, essential for providing tenants with heat, water, and electrical services. These repairs encompass critical issues such as:

- Major leaks in pipes or roof
- Damaged or blocked water, sewer pipes, or plumbing fixtures
- Problems with the primary heating system
- Malfunctions in the electrical system
- Damaged or defective locks, including unauthorized lock changes by the landlord

In emergency situations, landlords have the right to access a tenant's rental unit without prior notice, ensuring swift resolution of the issue.

Emergency situations include:

- Fire
- Flooding
- Active destruction of the premises
- Major leaks in pipes or roof
- Disconnection, damage, or blockage of water, sewer pipes, or plumbing fixtures
- Issues with the primary heating system
- Issues with the electrical system
- Damaged or defective locks, or unauthorized lock changes by the landlord
- Immediate (same or next day) threat of eviction, especially when children are involved

Routine Repairs and Maintenance

For non-emergency repairs and maintenance, landlords are obligated to uphold the following responsibilities:

- Ensure the rental unit is well-maintained and habitable.
- Keep all shared areas clean and secure.
- Adhere to health, safety, housing, and building standards, as well as other legal requirements pertaining to the rental property.

When conducting routine repairs and maintenance requests, landlords must adhere to specific guidelines:

Tenant Request for Repairs: When a tenant submits a written repair request, landlords can enter the rental unit without notice within 2 working days. If repairs aren't completed within this timeframe, the landlord must provide the tenant with at least 24 hours' written notice before entering to address the issue.

Routine Maintenance: For routine maintenance or standard repairs, landlords must provide tenants with a minimum of 7 days' written notice before entering the rental unit.

Understanding and promptly addressing repair and maintenance scenarios ensures a safe and habitable environment for tenants, upholding the landlord's legal obligations under the Residential Tenancies Act. To learn more please visit [GNB's Renting in New Brunswick's webpage](#).

Taxes

It is important to understand the tax implications of rental income from your ADU. Consult a tax advisor for guidance on reporting rental income and claiming applicable deductions.

Every person who owns real property in the Province of New Brunswick or who leases property from the Crown (either Federal or Provincial) will pay property tax subject to certain exemptions. [Click here for more information on real property taxation](#).

Below are some useful guiding hints and links:

Keep Detailed Records: Maintain organized records of all your rental income, expenses, and related documents. This will make it much easier to accurately report your rental income and claim deductions.

Filing Deadlines: Ensure you file your tax returns on time. The deadline for filing individual tax returns in Canada is typically April 30th. If you have received income from renting out real estate or other property you may need to complete the T4036 Rental Income form. [For more information click here.](#)

Rental Income: Rental income is considered taxable income and must be reported on your annual tax return.

Expenses and Deductions: You can deduct certain expenses related to your rental property.

- [Here is a link of rental expenses you CAN deduct](#)
- [Here is a link of rental expenses you CANNOT deduct](#)

Other Considerations

- Calculate the upfront capital costs for developing the ADU you want. Get quotes and do a financial model and be sure of the cost implications before you start.
- Regular property inspections; at least once a year (2 is ideal) do a thorough walk through of the property. Look for potential maintenance issues and repairs that may be needed as this will help you budget and plan and be proactive in preventative maintenance.
- Documentation: Currently email is the best method of documentation, keep documents of repairs, agreements etc each on file and use official (GNB) notices.
- Eviction: Currently there are four reasons that the government has deemed terms for eviction, [refer to this government link for more details.](#)
- Find a mentor/resource: having someone who has been a landlord or property manager as a resource is valuable. They can help steer you through issues and planning as you build up your experience. If you are having multiple units a resource like NB Apartment Owners Association (<https://www.nbaoa.ca/about>) may be a consideration to leverage your experience.
- Security Deposit & NB Residential Tenancy Tribunal: for more information [Click here](#)
- Schedules: this include additions to your lease noting rules, regulations and requirements for the property that you would like the tenant to abide by. You may add schedules when needed for any changes to a lease such as if a pet is permitted and the agreement that surrounds this pet.
- Pets and Renting in NB: For guidelines around accepting Service Animals [click here](#)
- Tax: note that this is divided into two- Property Tax implications and Personal Income Tax Implications. Adding an ADU means your property tax will increase based on the sq.footage of the unit added. For more information, [click here](#)

It's important to understand your rights and responsibilities as a landlord so that you have a positive renting experience. We encourage you to use the information [provided on the Government's website](#) as a guide. Topics there include:

- Landlord rights
- Landlord responsibilities
- Tenant rights
- Tenant responsibilities
- The standard lease
- Inspections
- Security deposits
- Repairs, maintenance, and cleaning

Disclaimer

The New Landlord Toolkit - Adding an Accessory Dwelling Unit to your property is provided for informational purposes only and does not constitute legal, financial, or real estate advice. The content within this toolkit is intended to offer general guidance and suggestions regarding the process of adding an accessory dwelling unit (ADU) to your property.

The information presented in this toolkit is not exhaustive and may not address all potential considerations or challenges associated with adding an ADU to your property. You are encouraged to conduct thorough research, seek professional advice, and perform due diligence before undertaking any ADU project.

Furthermore, the inclusion of any links, resources, or references within this toolkit does not imply endorsement or guarantee of their accuracy, reliability, or suitability for your specific circumstances. You should independently verify the validity and applicability of any external resources referenced herein.

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