Renting in the Northwest Territories: before you sign and move in

A Northwest Territories version of our renting checklist: what to check before you sign, what to keep, and the official rules on deposits and leases from the territorial page.

NAME _____ DATE _____

ADDRESS _____ LANDLORD OR MANAGER _____

MONTHLY RENT _____ DEPOSIT PAID AND DATE _____

BEFORE YOU SIGN AND ON MOVE-IN DAY

- [ ] Saw the unit in person or by live video
- [ ] Landlord's identity and ownership checked
- [ ] Lease read in full; copy kept
- [ ] Written entry inspection report signed
- [ ] Forwarding address given in writing at move-out
- [ ] Receipt for every payment
- [ ] Move-in condition inspection done and signed, with photos
- [ ] Tenant insurance arranged

Official rules for the Northwest Territories are on the territorial page in the sources. They change; check before you sign.

SOURCES (CHECKED 2026-11-27)

The NWT says that when a tenant moves out, the landlord has to return the deposits and interest with an itemized statement within 10 days, and must give written notice to keep any part for unpaid rent or repairs.
https://gnwt.ca/housing-tenancy-and-land/residential-tenancies-and-rental-agreements/rental-agreements/when-your-agreement-ends (checked 2026-11-27)
The NWT says that for agreements entered into on or after September 1, 2010, a landlord can keep deposit money for damage only if there were written inspection reports before and after the tenancy.
https://gnwt.ca/housing-tenancy-and-land/residential-tenancies-and-rental-agreements/rental-agreements/when-your-agreement-ends (checked 2026-11-27)
The NWT Rental Office gives landlords and tenants information on their rights and takes applications to a rental officer.
https://gnwt.ca/housing-tenancy-and-land/residential-tenancies-and-rental-agreements/nwt-rental-office (checked 2026-11-27)