Renting in Saskatchewan: before you sign and move in

A Saskatchewan version of our renting checklist: what to check before you sign, what to keep, and the official rules on deposits and leases from the provincial 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
- [ ] Deposit is no more than one month's rent (at most half due at the start)
- [ ] Signed copy of the written agreement received within 20 days
- [ ] Receipt for every payment
- [ ] Move-in condition inspection done and signed, with photos
- [ ] Tenant insurance arranged

Official rules for Saskatchewan are on the provincial page in the sources. They change; check before you sign.

SOURCES (CHECKED 2026-11-26)

Saskatchewan says a security deposit can be no more than one calendar month's rent; at the start a landlord may require at most 50% of it, with the rest payable within two months of moving in. https://www.saskatchewan.ca/residents/housing-and-renting/renting-and-leasing/security-deposits (checked 2026-11-26)
Saskatchewan says a landlord may not require that they automatically keep all or part of the deposit, and may claim against it within seven business days after the tenancy ends. https://www.saskatchewan.ca/residents/housing-and-renting/renting-and-leasing/security-deposits (checked 2026-11-26)
Saskatchewan says tenancy agreements can be verbal or written, and a signed copy of a written agreement must be given to all tenants within 20 days of the start date. https://www.saskatchewan.ca/residents/housing-and-renting/renting-and-leasing/tenancy-agreements (checked 2026-11-26)