

## 1 Landlord's Right to Seize

---

- Common law allows a landlord to seize the personal property of a tenant for rent arrears. The Civil Enforcement Act states the seizure must be carried out by a licensed bailiff working for a Civil Enforcement Agency.
- You must have a valid lease. The lease should be in writing, but can be established where a tenant is paying rent on a "month-to-month" basis.
- You CANNOT seize for rent after the lease has been terminated. There are some commercial leases that allow the landlord to take back the premises without terminating the lease. Please seek legal counsel with regard to your specific lease and the rights and remedies afforded by it.
- The tenant must be "in arrears" before you can seize. NOTE: If your lease states that they are collectable as rent, you may seize for accelerated rent, common area costs or other charges.
- Seizing a tenant's property to recover rent arrears can be both risky and complicated. You must comply with the terms of your lease, and also with "common law."
- Do your homework regarding your tenant's property and assets. Is it worth seizing? There should be sufficient value in the property at forced sale prices to at least cover seizure costs. If not, the seizure process will cost you money and you will not recover any rental arrears.
- The tenant's property must be on the rental property for bailiff to seize it.

## 2 Instructing Us For Seizure

---

You will need to provide the following documentation:

- Completed Warrant
- Letter of Instructions - The more information we have from you, the better.
- Copy of Rental Agreement or documentation showing the existence of a landlord/tenant relationship.
- Statement of Arrears
- Seizure Retainer Required - \$950.

Our office will prepare all other documents required by the Civil Enforcement Act for issuance to the Bailiff.

## 3 Seizure Decisions

---

When providing our office with instructions you must also provide instructions about what should happen to the goods after they have been seized. Serious consideration should be given to the question of removal.

- Should the seized property be removed at the time of seizure or left in the possession of the tenant? Removal costs can be substantial.
- If there is a reasonable chance the tenant will remedy the default, the seized goods should be left on a Bailee's Undertaking.
- If there is little hope the tenant will remedy the default, consideration must be given to where the seized goods should be removed.
- What are the storage options in the area? Is on-site storage available?
- Do you have a specific auction company that you would like us to use?
- Initial seizure costs vary but generally start at \$950 to \$1,150. In addition, bailiff time, mileage, removal costs, locksmith, etc. will increase overall costs.
- The tenant has 15 days to object to the seizure once the seizure has been conducted. If the tenant objects, your lawyer must make a court application before Consolidated can sell the seized property. During this time, storage costs will continue to accumulate and remain your responsibility, potentially reducing the amount of recovery at sale.

#### 4 Priorities and Other Issues That May Affect the Seizure Outcome

---

We are required to conduct a Distribution Seizure Search at Personal Property Registry prior to seizure. This search will help to identify priority issues that may affect your decision to seize and/or remove. The search may also make you aware of any court ordered stays or bankruptcy for example. Some common priorities are:

- Prior seizure in place against your tenant.
- Canada Revenue Agency – deemed trust debt
- Workers' Compensation Board
- Garage Keeper's Lien
- Purchase Money Security Interest (PMSI)
- Priority between a Security Agreement that is not a PMSI and a landlord is determined by whoever seizes first.

#### 5 Post Seizure Process

---

- Seized property can be sold in any commercially reasonable method available (auction, private sale, tender, etc.).
- Is on-site sale an option (may result in substantial cost savings)?
- Debtor/tenant has the right to object to the seizure and the private sale of seized property directly to the creditor/landlord. NOTE: there is no objection available to the debtor (regarding sale of seized property) should the property be sold by auction or private sale/tender to parties other than the creditor/landlord.
- Debtor's objection must be addressed by court application brought by law firm (if not withdrawn by the debtor voluntarily). Storage costs incurred during this time remain the responsibility of the landlord.
- Process from seizure to sale and distribution of proceeds will vary depending on each file's circumstances (objection filed or not, timing of sale, distribution priorities, etc).
- Negotiated settlement is available to the creditor and debtor at any time during the seizure process.
- Can you terminate the lease immediately after the seizure is made or while goods are still under seizure? The law regarding termination after seizure is made or while goods are still under seizure is complex. Obtain legal advice prior to taking any action.

#### 6 Indemnity

---

We will require an indemnity before proceeding with any seizure. If you are using your own letter of instructions, the form of indemnification contained in our letter of instructions must be contained in your letter.

---

- Edmonton** – 280 10123 99 Street Edmonton, AB T5J 3H1
- Calgary** – 200 807 Manning Road NE, Calgary, AB T2E 7M8
- Email:** [calgary@ccebailiff.ca](mailto:calgary@ccebailiff.ca) or [edmonton@ccebailiff.ca](mailto:edmonton@ccebailiff.ca)

Phone: 780 448-5833      Fax: 780 448-0698  
 Phone: 403 262-8800      Fax: 403 262-8801  
 Website: [www.ccebailiff.ca](http://www.ccebailiff.ca)

<p><b>Tenant Information</b></p> <p>Tenant Name(s): _____        _____        _____</p> <p>Tenant Address: _____        _____</p> <p>Hours of Operation: _____</p> <p>Best time to Seize: _____</p> <p># of months in Arrears: _____</p> <p>Total Rental Arrears, \$ _____        plus costs.</p>	<p><b>File Information</b></p> <p>Date: _____</p> <p>Your Reference: _____</p> <p>Contact Name: _____</p> <p><b>Attachments</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Warrant</li> <li><input type="checkbox"/> Statement of Rental Arrears</li> <li><input type="checkbox"/> Copy of Rental / Lease Agreement</li> <li><input type="checkbox"/> Seizure Deposit (minimum - \$950 &amp; GST)</li> </ul>
<p><b>Seizure Instructions</b></p> <p><input type="checkbox"/> <b>RUSH</b> (Additional fees apply)</p> <p>We hereby confirm we have the right to seize the property of the tenant as identified above, pursuant to outstanding rental arrears owed to us and acknowledge that we have not terminated the lease and will not terminate the lease before seizure is complete. We therefore instruct Consolidated Civil Enforcement Inc. to:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Seize sufficient non-exempt assets of the Debtor to satisfy the total amount owing to the landlord</li> <li><input type="checkbox"/> Seize the property listed below (vehicles must be parked on property, not on the street):</li> <li><input type="checkbox"/> Leave goods in the possession of the tenant on a Bailee's Undertaking</li> <li><input type="checkbox"/> <b>OR</b> Remove the property to the auction of our choice or to a commercial storage facility listed below:</li> </ul>	

**Continued on Page 2**

## Contract and Indemnity

### Contract for Services

The undersigned Instructing Party hereby warrants to Consolidated Civil Enforcement Inc. (Consolidated) that it is the enforcing party, or that it is the lawful agent of the enforcing party or is otherwise legally authorized to give instructions on behalf of the enforcing party to Consolidated and that it has determined that the enforcement activities instructed herein are lawful. Upon instructing Consolidated, the Instructing Party shall be responsible for the costs of such services, including all costs required to lawfully complete, suspend or withdraw civil enforcement activities. The Instructing Party agrees to pay for all services performed and invoiced by Consolidated within 30 days of the invoice date. Such services will be charged at the rate published by Consolidated with the Sheriff for the Province of Alberta. The Instructing Party shall pay interest on overdue amounts at a rate of 18% per annum, calculated annually, not in advance. The Instructing Party further agrees to provide deposits or other advances for civil enforcement services to be performed upon the request of Consolidated.

**Instructing Party (Individual or Legal Name of Company):** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **Fax:** \_\_\_\_\_ **Email:** \_\_\_\_\_

\_\_\_\_\_  
**Signature (Required)** **Name (please print)**

### Indemnity

The undersigned confirms that enforcement instructions given to Consolidated are lawful and factually accurate and hereby indemnifies on a solicitor and his own client basis Consolidated, and its directors, shareholders, employees, and agents in respect of its fees, charges and disbursements and in respect of any suit, liability, or claim for damages that might be incurred by it in respect of any function carried out on the enforcement instructions. However, this indemnity shall not extend to any liability arising from the negligence or willful misconduct of Consolidated. This indemnity shall remain in force with respect to all services requested from time to time. In the event of litigation to which this indemnity applies, the undersigned agrees to fund, during the course of such litigation, the legal defense costs of Consolidated and its directors, shareholders, employees, and agents. The undersigned further agrees to provide additional indemnities, bonds or assurances as required by Consolidated from time to time.

**(Individual or Legal Name of Company):** \_\_\_\_\_

**Address, Phone and Fax (if different from above):** \_\_\_\_\_

\_\_\_\_\_  
**Signature (Required)** **Name (please print)**

# Information for Debtor

## READ THIS DOCUMENT IMMEDIATELY

Your property has been seized under the Civil Enforcement Act either to satisfy a judgment against you or to satisfy a landlord's claim for unpaid rent ("landlord's distress"). This document sets out the exemptions to seizure to which you are entitled. Please note that, if the seizure is to satisfy another kind of claim, you may not be entitled to exemptions.

**Caution:** This document is not intended to provide legal advice. You should seek legal advice if you have any questions regarding your rights and obligations.

### CIRCUMSTANCES WHERE EXEMPTIONS DO NOT APPLY

The exemptions listed below do not apply in the following circumstances:

1. If you are not an individual (e.g. you are a corporation).
2. If the judgment against you is for the payment of maintenance or alimony.
3. If you have abandoned the seized property.
4. If the judgment arises out of an act for which you have been convicted of an offence under the Criminal Code.

**EXEMPTIONS** – Except where any of the above circumstances apply, the following property is exempt from seizure:

	<b>WRITS</b>	<b>LANDLORD DISTRESS</b>
1. Food required by you and your dependants during the next 12 months.		
2. Clothing which is necessary for you and your dependants up to a value of .....	\$4,000	\$4,000
3. Household furnishings and appliances up to a value of .....	\$4,000	\$1,000*
4. One motor vehicle up to a value of .....	\$5,000	Not exempt
5. Medical and dental aids required by you or your dependants.		
6. If your principal source of income is from farming, personal property necessary for the proper and efficient running of your farm for the next 12 months.		
7. If item 6 does not apply to you, personal property required by you to earn income from your occupation up to a value of	\$10,000	\$10,000 – in the
case		of Residential Premises
8. Money payable by the Agriculture Financial Services Corporation in respect of a claim for loss or damage to crops.		

### \* FOR LANDLORD DISTRESS PURPOSES ONLY

Household Furnishings and appliances means one washing machine and dryer; one kitchen suite; bedroom suites and bedding; kitchen appliances including one each of a stove, a microwave, a refrigerator and a freezer; kitchen utensils; and, carriages, strollers, cradles and cribs necessary for the use of the debtor's children.

### NOTICE OF OBJECTION

- If you believe that there is a valid reason why the property that has been seized should not have been seized you must serve the Notice of Objection that has been provided to you on the Civil Enforcement Agency that made the seizure.
- The Civil Enforcement Agency must receive the Notice of Objection from you within 15 days of the day that the seizure documents were served on you or an adult member of your household. Your Notice of Objection will be void if the Civil Enforcement Agency receives it after the 15 day period has expired or if you do not give a reason for your objection.
- The address of the Civil Enforcement Agency to which you must deliver your Notice of Objection is indicated at the top of the Notice of Objection.

**Warning:** If your objection to seizure is not based on valid reasons you could be required to pay legal costs resulting from your objection.

**Notice:** If you have concerns about the way that this seizure was conducted, contact the Civil Enforcement Agency shown on the Notice of Seizure of Personal Property. If you are unable to resolve your concerns with the Civil Enforcement Agency, you may contact the Sheriff – Civil Enforcement at (780) 422-2481.

Previous P.P.R. Registration Number (W.C.B. only)

Civil Enforcement Agency File Number

# Warrant

(DISTRESS)

Landlord's Distress

Type

LRO

Code

**TO: CONSOLIDATED CIVIL ENFORCEMENT INC.**

Civil Enforcement Agency - Issuing Office

**Calgary Office** - 200 807 Manning Rd NE Calgary, AB T2E 7M8 Ph: 403 262-8800 Fx: 403 262-8801 Email: calgary@ccebailiff.ca  
**Edmonton Office** - 280 10123 99 Street Edmonton, AB T5J 3H1 Ph: 780 448-5833 Fx: 780 448-0698 Email: edmonton@ccebailiff.ca

You are hereby instructed to seize the personal property of

\_\_\_\_\_

Name and Address of Debtor

in order to satisfy an outstanding debt in the amount of

\_\_\_\_\_

owing to

\_\_\_\_\_ plus costs.

Name of Creditor

Location of personal property if different from the debtor's address

\_\_\_\_\_

Dated at \_\_\_\_\_, \_\_\_\_\_, on \_\_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_  
Signature of Instructing Creditor or Authorized Agent

\_\_\_\_\_  
Print Name of Instructing Creditor or Authorized Agent

\_\_\_\_\_  
Address of Instructing Creditor or Authorized Agent

\_\_\_\_\_  
City

\_\_\_\_\_  
Province

\_\_\_\_\_  
Postal Code

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Fax Number



## MasterCard/Visa Authorization Form

Today's Date	
Card Type:	<input type="checkbox"/> VISA <input type="checkbox"/> MasterCard
Retainer Amount:	
Cardholder Name:	
Card Number:	
Expiry Date:	
Additional charges incurred	By signing below I hereby authorize Consolidated Civil Enforcement Inc. to charge the above noted credit card for invoices incurred on this file. I agree to pay these charges and understand that Consolidated Civil Enforcement Inc. will forward me copies of the same marked as paid by credit card.
Card Holder Signature:	

**ATTACH PHOTOCOPY OF FRONT AND BACK OF CREDIT CARD**

---

**For CCE Office Use Only**

CCE File Number: \_\_\_\_\_ Authorization Date: \_\_\_\_\_

Authorization Number: \_\_\_\_\_ Authorizing RM: \_\_\_\_\_

CCE Invoice Payment

Invoice #: \_\_\_\_\_ Invoice Amount: \_\_\_\_\_ Authorization Date: \_\_\_\_\_

Invoice #: \_\_\_\_\_ Invoice Amount: \_\_\_\_\_ Authorization Date: \_\_\_\_\_

---

**Consolidated Civil Enforcement Inc.**

200 807 Manning Road N.E. Calgary, AB T2E 7M8 \* Phone: (403) 262-8800 \* Fax: (403) 262-8801  
Toll Free Phone: (888) 262-2626 \* Toll Free Fax: (888) 262-8803