The Ultimate Tenant Move-Out Checklist for Rentals in Edmonton

How to Leave Your Rental in Great Condition and Get Your Security Deposit Back

Moving out of a rental property involves more than just packing boxes and handing over the keys. Proper preparation can help ensure you leave the unit in excellent condition and maximize your chances of receiving your **security deposit back in full**.

Use this comprehensive checklist to stay organized and make sure nothing gets overlooked during the move-out process.

4 Weeks Before Moving Out

☐ **Review Your Lease Agreement**
Carefully read your lease for move-out requirements, including notice periods, cleaning expectations, and inspection procedures.

☐ **Provide Written Notice to Your Landlord**
Submit formal written notice within the required timeline. Confirm your move-out date and inspection timeline.

☐ **Schedule Your Move-Out Inspection**
Contact your landlord or property manager to schedule the final inspection.

☐ **Check Your Move-In Inspection Report**
Review the original inspection report to understand the condition the unit should be returned in.

☐ **Plan for Repairs or Cleaning**
Identify any damage or cleaning tasks you will need time to complete.

☐ **Book Movers or Rental Trucks**
Reserve moving help early to avoid last-minute stress.

☐ **Arrange Utility Transfers or Cancellations**
Contact service providers to cancel or transfer:

- Electricity
- Gas
- Water
- Internet
- Cable
- Tenant insurance

☐ **Change Your Address**

Update your address with:

- Canada Post mail forwarding
- Banks and credit cards
- Employer
- Schools
- Subscriptions
- Government services
- Insurance providers

2–3 Weeks Before Moving Out

☐ **Start Packing Non-Essentials**

Pack items you don't use daily such as:

- Seasonal clothing

- Decorations
- Books
- Extra kitchenware

☐ **Repair Minor Damage**

Fix small issues such as:

☐ Nail holes in walls
☐ Loose door handles
☐ Small scuffs or marks
☐ Missing screws or fixtures
☐ Minor wall patches

☐ **Replace Burned-Out Light Bulbs**

All lighting fixtures should be functional.

☐ **Check Smoke Detector Batteries**

Replace batteries if necessary.

☐ **Inspect Appliances**

Ensure all appliances are functioning properly.

☐ **Check for Carpet Stains**

Spot-clean or schedule carpet cleaning if necessary.

1 Week Before Moving Out

☐ **Confirm Move-Out Inspection Time**

Reconfirm your appointment with the landlord or property manager.

☐ **Dispose of Unwanted Items**

Donate, recycle, or discard:

- Furniture
- Clothing
- Electronics
- Household items

☐ **Schedule Garbage or Bulk Pickup if Needed**

Check municipal guidelines if you have large items.

☐ **Collect All Keys and Remotes**

Gather items that must be returned:

☐ Unit keys
☐ Mailbox keys
☐ Garage remotes
☐ Key fobs or access cards
☐ Parking passes

☐ **Pack Remaining Items**

Begin packing daily-use items.

Moving Day Preparation

☐ **Take Move-Out Photos and Videos**

Document the condition of the property:

- Floors
- Walls
- Appliances
- Windows
- Bathrooms

- Kitchen

These records protect you if there are disputes later.

☐ **Remove All Personal Belongings**

Check thoroughly:

☐ Closets
☐ Cabinets
☐ Storage lockers
☐ Balconies
☐ Garage areas

☐ **Empty Garbage and Recycling**

Ensure all bins are empty.

☐ **Check All Rooms One Last Time**

Look behind doors and inside cupboards.

Deep Cleaning Checklist

Your rental should be returned **as clean as it was when you moved in.**

Kitchen

☐ Clean inside and outside of refrigerator
☐ Defrost freezer if necessary
☐ Clean oven and stovetop
☐ Degrease range hood and filters
☐ Wipe down microwave inside and out

- ☐ Clean dishwasher interior
- ☐ Wipe cabinet doors and drawers
- ☐ Clean inside all cupboards
- ☐ Disinfect countertops
- ☐ Scrub sink and polish faucet
- ☐ Sweep and mop floors
- ☐ Clean backsplash and tiles

Bathroom

- ☐ Scrub shower and bathtub
- ☐ Remove soap scum and hard water stains
- ☐ Clean grout and tiles
- ☐ Disinfect toilet (inside and outside)
- ☐ Clean mirrors and glass surfaces
- ☐ Wipe cabinets and drawers
- ☐ Clean sink and countertop
- ☐ Mop floors
- ☐ Replace shower curtain if required

Bedrooms

- ☐ Vacuum carpets
- ☐ Wipe baseboards
- ☐ Clean closets and shelving
- ☐ Remove nails or wall hooks if required
- ☐ Patch small holes in walls

Living Areas

- ☐ Vacuum carpets or mop floors
- ☐ Clean baseboards and trim
- ☐ Dust shelves and ledges
- ☐ Wipe light switches and door handles
- ☐ Clean windowsills and tracks

Windows

- ☐ Clean interior window glass
- ☐ Wipe frames and tracks
- ☐ Dust blinds or wipe them clean
- ☐ Clean curtain rods if necessary

Floors

- ☐ Vacuum all carpets thoroughly
- ☐ Spot clean stains
- ☐ Sweep hard floors
- ☐ Mop tile, laminate, or hardwood

Walls and Doors

- ☐ Remove scuff marks
- ☐ Wipe doors and frames
- ☐ Clean light switches
- ☐ Remove adhesive hooks or tape

Appliances and Laundry

☐ Clean washing machine drum and detergent tray
☐ Wipe dryer interior and remove lint
☐ Clean lint trap and vent area

Outdoor Areas (If Applicable)

☐ Sweep balcony or patio
☐ Remove personal furniture or items
☐ Dispose of planters or debris
☐ Clean outdoor storage areas

Final Walkthrough

☐ Ensure all rooms are empty
☐ Confirm appliances are clean
☐ Check all lights work
☐ Ensure windows are closed and locked
☐ Confirm thermostat settings if required
☐ Check closets, cabinets, and drawers again

Move-Out Inspection

During your inspection:

☐ Walk through the unit with the landlord
☐ Compare with the original move-in report
☐ Discuss any concerns immediately

☐ Review the inspection report carefully
☐ Only sign if you agree with the condition listed

Returning the Property

☐ Return all keys and access items
☐ Provide forwarding address in writing
☐ Confirm contact details for deposit return

After You Move Out

☐ Confirm utilities are cancelled or transferred
☐ Follow up regarding security deposit timeline
☐ Keep all inspection documents and photos

Security Deposit Reminder

In Alberta, landlords must typically:

- Return the security deposit **within 10 days**, or
- Provide an **itemized statement explaining deductions**

If you disagree with deductions, you may be able to dispute them through the provincial tenancy resolution process.

Bonus Tip: Leave a Great Impression

Tenants who leave their unit in excellent condition are more likely to:

✔ Receive their **full security deposit back**
✔ Receive **positive landlord references**
✔ Have smoother rental experiences in the future

A little extra effort during move-out can make a big difference.