

Course Syllabus

Course Identification

Property Risk Exposures: Residential Tenants

Alberta Accreditation Committee Course ID # 58211

Continuing Education Credit Hours: 2 Hours

Classes of Certificate: General Insurance, Insurance Adjuster

Course Description

Residential tenants create revenue opportunities for the landlord while creating many risk and loss exposures for insurers.

Topics discussed support learners understanding of the benefits and challenges created for the insured and applicable statute. Learners explore and discuss risks common to residential tenancies and relate them to underwriting considerations.

Learners share and explore the essential elements of a residential lease/rental agreement and checklists of landlord risk management strategies including tenant red flags.

Course Schedule

Lesson 1	Benefits, Challenges and Relevant Statute	15 minutes
Lesson 2	Risks and Hazards Common to Residential Tenancies	60 minutes
Lesson 3	Landlord Risk Management Strategies	45 minutes

Course Syllabus

Course Outline

Lesson 1: Benefits, Challenges and Relevant Statute

Learning Outcomes

- 1) *Explore the owner benefits and landlord challenges presented by residential rental properties.*
- 2) *Outline the basic sections of the Alberta Residential Tenancies Act.*

Topics Covered

1. Rental Property: Owner Benefits, Landlord Challenges
2. Alberta Statute: Residential Tenancies Act

Lesson 2: Risks Common to Residential Tenancies

Learning Outcome

- 1) *Identify and describe NINE (9) risks and their related hazards common to tenants of residential properties.*

Topics Covered

1. Cannabis Grow Ops
2. Hoarding Hazards (10)
3. Home Based Business
4. Landlord
5. Liability
6. Pets
7. Rental/Lease Agreements
8. Vacancy/Unoccupancy
9. Vacation Rentals

Course Syllabus

Lesson 3: Landlord Risk Management Strategies

Learning Outcomes

- 1) *Identify and describe common underwriting considerations specific to residential revenue properties.*
- 2) *Identify and explain essential elements of a residential lease or rental agreement.*
- 3) *Share and explore checklists of landlord risk management strategies including tenant red flags.*

Topics Covered

1. Common Underwriting Considerations
2. Lease/Rental Agreement: Essential Elements
3. Landlord Risk Management Strategies
4. Tenant Red Flags