

FAST FACTS ON HOUSING: TIPS FOR LANDLORDS



It is important to recognize the role that landlords play in making homes available to people across our riding. Owning and renting a property isn't easy though, and it is not unusual to hear from well-intentioned landlords who are experiencing a range of difficulties. Help is available - and here is some basic information to point you in the right direction.

YOUR RIGHTS



Collect Rent

You have a right to collect rent according to the lease agreement and to expect it to be paid on time.



Increase Rent

It is allowed to increase rent *once* every 12 month period, in accordance with provincial guidance on annual rent increase limits.



Background Checks

You are allowed to conduct background checks on prospective tenants, including credit checks and references to assess their suitability as renters.



Access to Justice

If your tenant has not met their legal obligations, you have the right to apply to the Landlord and Tenant Board, a special court that helps resolve disputes.



Evict When Legally Permissible

The law allows eviction for specific reasons like non-payment of rent or illegal activities. You must follow a prescribed process in order to do this.

YOUR RESPONSIBILITIES



Provide Essential Services

You must provide and maintain essential services such as heat, electricity, and water. They must meet legal requirements and remain available at all times.



Maintain the Property

You must ensure the rental property meets health, safety, and maintenance standards including structural, plumbing, heating, electrical and other systems.



Address Tenant Concerns

You must address tenant complaints and respond to things like repair requests and noise concerns in a timely manner.



Respect Tenant Privacy

You must give proper notice before entering a unit. This is typically 24 hours notice, given in writing and in advance unless there is an emergency or if showing to a prospective tenant.

Important Legal Notice:

This guide is for informational purposes only and can't be a substitute for legal advice. For more information, consult one of the listed resources, a lawyer, or the *Residential Tenancies Act, 2006*.

RESOURCES

There is lots of help available if you are encountering any difficulties with a tenant, and the province allows for remedies through defined avenues. A number of the organizations below can provide valuable guidance.

Landlord and Tenant Board: Phone: 416-645-8080 Email: LTB@ontario.ca

Federation of Rental-Housing Providers of Ontario (FRPO): <https://www.frpo.org/>

Ontario Landlord and Tenant Law Blog: <http://ontariolandlordandtenantlaw.blogspot.com>

Ontario Ministry of Municipal Affairs and Housing:
<https://www.ontario.ca/page/ministry-municipal-affairs-housing>

Canadian Mortgage and Housing Corporation: <https://www.cmhc-schl.gc.ca/>

Landlord Self-Help Centre: <https://landlordselfhelp.com/>

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