

KNOW YOUR RIGHTS:

Rental Housing Basics

This document provides a summary of Ontario housing law and renters' rights. This information does not constitute legal advice. For legal advice, please contact a lawyer or your local community legal clinic.

Ontario laws like the *Residential Tenancies Act* and the *Human Rights Code* establish certain rights for most renters. These rights relate to:

MAINTENANCE & PRIVACY

Maintenance: Landlords must carry out and pay for repair work that keeps the unit in a state of good repair, fit for living in and complying with all applicable building standards. This includes pest control. Tenants must pay to repair damage that they caused on purpose or through carelessness.

Privacy: Unless the tenant agrees, or there is an emergency, landlords must give 24 hours' written notice before entering a unit.

EVICTION

Only the Sheriff can carry out an eviction, and only with an Order from the Landlord and Tenant Board. An Eviction Notice is not an Order, it is the first step in a process that may lead to an Order, normally after several months. Neither landlords nor the police can evict tenants.

RENT INCREASES

Landlords must provide tenants with 90 days' notice of a rent increase. They must not increase the rent by more than the province's yearly "rent increase guideline" amount, and not more than once per year, unless they have an Order from the Landlord and Tenant Board. Not all of these protections apply to all renters. For example, they do not apply to people living in non-profit or public housing, a university or college residence, or a new unit occupied for the first time after November 15, 2018.

FREEDOM FROM DISCRIMINATION

Tenants must have equal access to rental opportunities and enjoyment of their rental unit without discrimination based on protected human rights "grounds." These grounds include race, colour, creed/religion, sex, sexual orientation, gender identity, age, family status, disability, and receipt of public assistance. These rights do not apply to tenants who share a bathroom or kitchen with their landlord.

Disputes about tenancies can be resolved by the Landlord and Tenant Board (LTB). Disputes about discrimination faced by a tenant, or the landlord's duty to make human rights accommodations, can be resolved by the LTB or the Human Rights Tribunal of Ontario (HRTO).

You can take action to protect your rights:

- Keep notes and a timeline of all interactions you have with your landlord.
- Take photos, especially of maintenance problems.
- Contact the Canadian Centre for Housing Rights (CCHR) or your local community legal clinic for information and advice.
- Raise your concerns with the LTB or the HRTO as soon as possible so you do not miss a filing deadline.

Learn more:

[Canadian Centre for Housing Rights](#)



[Community Legal Education Ontario](#)



[Landlord and Tenant Board](#)



[Rental Housing Enforcement Unit](#)

