

INDEX

This Index references section numbers under each of the annotated statutes and regulations. The reference is preceded by the appropriate acronyms for each statute or regulation, as follows:

Commercial Tenancies Act — CTA;
Energy Consumer Protection Act, 2010 — ECPA;
Regulations made under the Energy Consumer Protection Act, 2010 — ECPR;
Regulations made under the Human Rights Code — HRCR;
Landlord and Tenant Board Rules of Practice, made under the Residential Tenancies Act, 2006 — LTBRP;
Landlord and Tenant Board Interpretation Guidelines, made under the Residential Tenancies Act, 2006 — LTBIG;
Landlord and Tenant Board-Forms, made under the Residential Tenancies Act, 2006 — LTBF;
Mortgages Act — MA;
Ontario Non-Profit Housing Co-operatives Forms — ONPHCO;
Residential Complex Sales Representation Act — RCSRA;
Residential Tenancies Act, 2006 — RTA;
Regulations made under the Residential Tenancies Act, 2006 — RTR;
Statutory Powers Procedure Act — SPPA;
Social Justice Tribunals Ontario — Practice Directions — SJTO PD.

A

ABANDONED UNIT

- abandonment of rental unit, RTA, s. 79
- application by landlord for order terminating tenancy, RTA, s. 79
- arrears of rent when tenant abandons or vacates without notice, RTA, s. 88
- disposal of property
- • enforcement of landlord obligations, RTA, s. 41(6)
- • liability of landlord, RTA, s. 41(4)
- • tenant's claim to property, RTA, s. 42(4)
- • unit abandoned, RTA, s. 42
- • unit vacated, RTA, s. 41

- interpretation, RTA, s. 2(3)
- mobile home, RTA, s. 162
- order terminating tenancy, RTA, s. 79
- restriction on recovery of possession, RTA, s. 39

ABATEMENT OF RENT

- breach of care home tenancy agreement, RTA, s. 139(3)
- breach of electricity conservation obligations, RTA, s. 137(9)2
- breach of mobile home park obligations, RTA, ss. 29(1), 30(1)2, 161
- breach of repair obligations, RTA, ss. 20(1), 29(1), 30(1)2
- former tenant's application where notice given in bad faith, RTA, s. 57(3)2

Index

- ABATEMENT OF RENT** (*cont'd*)
- interference during repairs, RTR, s. 8(2), (4)–(8)
 - re assignment, sublet, RTA, s. 98(3)4
 - regulations re, RTA, 241(1)12
 - tenant applications, RTA, ss. 29, 31(1)(c)
 - tenants' rights, LTBIG 6
- ACCELERATION CLAUSES**
- residential tenancies, RTA, s. 15
- ACT**
- application of Act, CTA, s. 2
 - application of Act, RCSRA, s. 3
 - application of Act, RTA, ss. 3, 5–7
 - application of Act, SPPA, s. 3
 - applications under the *Tenant Protection Act, 1997*, RTA, s. 242
 - conflict with other acts, RTA, s. 4
 - conflict with other parts, RTA, ss. 2–3
 - jurisdiction of Board, RTA, RTA, s. 168(2)
 - liberal construction of Act, SPPA, s. 2
 - orders under the *Tenant Protection Act, 1997*, RTA, s. 244
 - provisions conflicting with Act void, RTA, s. 4
 - purpose of, RTA, s. 1
 - termination only in accordance with, RTA, s. 37
- ACTION**, *see also APPLICATION*
- appeal where action brought or issue tried, CTA, s. 71
 - covenant, of, against assigns of grantors and lessors, CTA, s. 7
 - defined, CTA, s. 19(1)
- ADJOURNMENT**, SPPA, s. 21, LTBIG 1
- ADMINISTRATIVE FINES**
- bad faith, RTA, s. 57(3)3
 - breach by landlord, RTA, s. 31(1)(d)
 - disposal of property, RTA, s. 41(6)4
 - notice to new tenant, RTA, s. 115(3)
- AFFIDAVIT OF SERVICE**, *see CERTIFICATE OF SERVICE*
- AFFIDAVITS**
- alternatives to, RTA, s. 192.1
- AGENTS**
- contingency fees, RTA, s. 214
 - harassment, RTA, s. 235(1)
 - in applications, RTA, s. 185(2)
 - landlord as agent re mobile home, RTA, s. 156(2), (3)
- AGREEMENT TO INCREASE RENT**
- form, LTBF, N10
- AGREEMENT TO TERMINATE A TENANCY**
- application to Board, RTA, s. 77
 - form, LTBF, N11
 - motions to set aside order, RTA, s. 77(6)–(8)
 - notice, RTA, s. 37(3)–(4)
 - when void, RTA, s. 37(5)
- ALLOWANCE**
- capital expenditure, RTR, 516/06, s. 24
 - carry forward, RTA, s. 126(11)
- AMENDMENT OF ORDER**
- residential tenancies, RTA, s. 210(4); LTBIG 15; LTBF, RAO; SPPA, s. 21.1
- ANIMALS**, *see also DISTRESS*
- cause for termination of tenancy, RTA, ss. 64–66, 76
 - “no pet” provisions void, RTA, s. 14
- APPEALS**
- Board may appeal Court decision, RTA, s. 211
 - by landlord or tenant, RTA, s. 210(1)
 - from order re writ of possession, CTA, s. 78
 - from summary determination of judge, CTA, s. 70

Index

APPEALS (*cont'd*)

- notice of, RTA, s. 210(2)
- of interim certificate, RTA, s. 220
- where action brought or issue tried, CTA, s. 71

APPLIANCES

- defined, RTR 517/06, s. 40
- electricity conservation obligations, RTA, s. 137(9)

APPLICATION

- amendment of, RTA, s. 200(1); LTBRP, R16
- arrears, RTA, s. 87
- care home tenant, LTBF, L7
- combining of, RTA, ss. 186, 198
- collect rent owing, LTBF, L9
- determine issues, to, RTA, s. 9
- distress, CTA, ss. 66–69
- eviction, procedural issues, LTBIG, 10
- failure to comply with undertaking re rent, RTA, s. 122
- form, RTA, s. 185
- frivolous, RTA, s. 197
- illegal charges or rent, RTA, s. 135
- immediate, RTA, s. 71
- increase above guideline, RTA, s. 126; LTBIG 14; LTBF, L5
- increase above guideline, Landlord failing to comply with Agreement, LTBF, T4
- information requirements, RTR 516/06, s. 23
- joining, RTA, s. 198(1)
- landlord, by, RTA, s. 69
- locks changed by tenant, LTBF, L8
- maintenance, LTBF, T6
- material to be filed with, RTR 516/06, s. 22
- municipal taxes, RTA, ss. 131–133
- no reasonable cause of action, RTA, ss. 197

- non-payment of rent, CTA, s. 74
- notice in bad faith, RTA, s. 57; LTBF, T5
- parties, RTA, s. 187
- previous order, RTA, s. 78
- rebate, LTBF, T2
- refusing to accept or proceed, LTBRP, R9
- remedy period, RTA, s. 70
- rent increases, RTA, s. 126, LTBIG 14
- rent reduction, RTA, s. 130
- rent reduction, vary amount, LTBF, A4
- request to re-open an, LTBF, RRA
- review of work order, RTA, s. 226
- screening, LTBRP, R8
- service of, RTA, s. 188; LTBRP, R10
- severance of, RTA, ss. 198(2), 199; LTBRP, R18
- sublet or assignment, LTBF, A2
- suite meters, LTBF, T7
- superintendent's premises, RTA, s. 94
- tenant, by, RTA, s. 29
- *Tenant Protection Act, 1997*, RTA, s. 242
- terminate tenancy, LTBF, L2; L3; L4
- terminate tenancy, fear of sexual or domestic violence/abuse, LTBF, N15
- whether Act applies, LTBF, A1
- withdrawal of, RTA, s. 200(2)–(4); LTBRP, R17
- vexatious, RTA, s. 197

APPLICATION FOR A RENT INCREASE ABOVE GUIDELINE, RTA, ss. 126, 242(7), LTBIG 14; LTBF, L5

APPLICATION FOR A RENT REDUCTION, RTA, ss. 130, 132, 133; LTBF, T3

APPLICATION FOR REVIEW OF A WORK ORDER, RTA, ss. 189.1, 226; LTBF, L6

Index

APPORTIONMENT

- conditions on severance, CTA, s. 9

ARM'S LENGTH, RTR 516/06, s. 25

ARREARS

- application for order for payment of, RTA, s. 87
- effect of payment, RTA, ss. 45
- rent, LTBIG 11
- tenant abandons or vacates without notice, RTA, s. 88

ASSIGNMENT, *see also* **BANKRUPTCY**, **REVERSION**

- bankruptcy, CTA, s. 38
- consent withheld
- application to court, CTA, s. 23(2)
- application to Board, RTA, s. 98(1)–(2)
- consequences of assignment, RTA, s. 95(8)
- landlord options
 - general request, RTA, s. 95(2)
 - specific request, RTA, s. 95(3)
- landlord refusal or non-response, RTA, s. 95(4)
- licence or consent not to be unreasonably withheld, CTA, s. 23(1)
- order re assignment, RTA, s. 98(3)
 - eviction with termination order, RTA, s. 98(6)
- relief against forfeiture not available, CTA, s. 20(7)(a)
- residential tenancies, RTA, ss. 95, 98
- rights of assignee, CTA, s. 38(2)
- tenant's notice when assignment refused, RTA, s. 96

ATTORNMENT

- nullity, of, to stranger, CTA, s. 61
- tenant not to be prejudiced, CTA, s. 62(2)
- where not necessary, CTA, s. 62(1)

B

BANKRUPTCY

- election to surrender, CTA, s. 39(1)
- lien of landlord, CTA, s. 38(1)
- rights of assignee, CTA, s. 38(2)
- rights of sub-tenants, CTA, s. 39(2)
- settlement of disputes, CTA, s. 39(3)

BASE YEAR

- defined, RTR 516/06, s. 19(1)

BED AND BREAKFAST

- exemption from RTA, RTA, s. 5(a)

BOARD PROCEEDINGS, *see also* **TRIBUNAL**

- administration and powers, RTR 516/06, ss. 52–60
- agreement to settle matter, RTA, s. 206 appeal
- appeal
 - Board may appeal Court decision, RTA, s. 211
 - rights, RTA, s. 210
- application under s. 226, RTA, s. 189.1
- applications
 - information to accompany, RTR 516/06, s. 53
 - screening, LTBRP, R8
- binding order, RTA, s. 209
- Board notice
 - generally, RTR 516/06, s. 54
 - service of notice, RTR 516/06, s. 55
- combining applications, RTA, s. 186
- communications with Board, LTBRP, R3
- computation of time, LTBRP, R4
- conditions in order, RTA, s. 204
- contingency fees, RTA, s. 214; RTR 516/06, s. 60
- decision
 - notice of, RTA, s. 208
- deduction of rent, RTA, s. 207

Index

BOARD PROCEEDINGS (*cont'd*)

- dispute resolution, RTA, s. 194
- disclosure rules, LTBRP, R19
- document
 - electronic, RTA, s. 213; RTR 516/06, s. 59
 - filing, LTBRP, R6
 - how given, RTA, s. 191
 - how given to Board, RTA, s. 192
- electronic documents, RTA, s. 213; RTR 516/06, s. 59
- employees, RTR 516/06, s. 52
- expeditious procedures, RTA, s. 18
- filings in electronic format, RTR 516/06, s. 59
- final order, RTA, s. 209
- financial matters, RTR 516/06, s. 57
- findings, RTA, s. 202
- form of application, RTA, s. 185
- general rules, LTBRP, R1
- housing assistance
 - determinations relating to, RTA, s. 203
- information to accompany application, RTR 516/06, s. 53
- initiative of the Board, LTBRP, R2
- interest, RTA, s. 207
- joinder and severance of applications, RTA, s. 198, 199
- mediation, RTA, s. 194; LTBRP, R13
- minimum amount in orders, RTR 516/06, s. 58
- monetary jurisdiction, RTA, s. 207
- money
 - jurisdiction, RTA, s. 207
 - minimum amount in orders, RTR 516/06, s. 58
 - paid to Board, RTA, s. 195
- notice
 - by Board, RTA, s. 189
 - how given, RTA, s. 191
 - how given to Board, RTA, s. 192; RTR 516/06, ss. 54–55
 - of decision, RTA, s. 208
 - order final, binding, RTA, s. 209
 - order payment, RTA, s. 205
- other powers of Board, RTA, s. 201
- parties, RTA, s. 187
- recording of proceedings, allowing, LTBRP, R25
- refusal to proceed
 - if money owing, RTA, s. 196; LTBRP, R9
- rent, deduction, RTA, s. 207
- restricting public access, LTBRP, R24
- service, RTA, s. 188; LTBRP, R5, R10
 - certificates of service, RTA, s. 188(3); LTBRP, R11
- settle, agreement to, RTA, s. 206
- severing application, RTA, s. 199; LTBRP, R18
- *SPPA* applies, RTA, s. 184
- substantial compliance sufficient, RTA, s. 212
- time
 - Board may extend, shorten, RTA, s. 190; RTR 516/06, s. 56; LTBRP, R15
 - generally, RTA, s. 193
 - where Board may dismiss, RTA, s. 197

BOARDING HOUSE

- “rental unit”, RTA, s. 2(1)

BUILDING CODE

- guards, RTR 517/06, s. 24(1)(b)
- sewage system, RTR 517/06, s. 35(3)

BUSINESS PRACTICES WHEN SELECTING TENANTS, HRCR

290/98

Index

C

CABINETS, CUPBOARDS AND COUNTER TOPS

- maintenance standards, RTR 517/06, s. 38

CABLE TELEVISION

- additional services, RTA, ss. 123(1), 125; RTR 516/06, s. 16(1)

CANVASSERS, RTA, s. 28

CAPITAL CARRY FORWARD

- increase in lawful rent, RTA, s. 126(11)
- “infrastructure work”, RTA, s. 167; RTR 516/06, s. 51

CAPITAL EXPENDITURE

- agreement by landlord to carry out capital expenditure, RTA, s. 121
- allowance, RTR 516/06, s. 24
- application, RTA, s. 126(1)
- defined, RTR 516/06, s. 18(1)
- “infrastructure work”, RTA, s. 167; RTR 516/06, s. 51
- rent increase, RTA, ss. 126, 127
- rent reduction, RTA, s. 129
- rules, RTR 516/06, s. 24

CARE HOME

- agreement required, RTA, s. 139
- assignment, RTA, s. 143
- care home information package (CHIP), RTA, s. 140; RTR 516/06, s. 47
- “care services” defined, RTA, s. 2(1); RTR 516/06, s. 2
- certain changes permitted, RTA, s. 151
- defined, RTA, s. 2(1); RTR 516/06, s. 1
- entry check conditions, RTA, s. 142
- external care providers, RTA, s. 147
- information to tenants, RTA, s. 140; RTR 516/06, s. 47
- notice
- charges for care services and meals, LTBF, N3

- increased charges, RTA, s. 150
- rent increase, RTA, s. 116; LTBF, N3
- termination, RTA, ss. 144–146
- order transferring tenancy, RTA, s. 148
- rent control, RTA, s. 149
- tenancy agreement
- right to consult, RTA, s. 141
- termination, RTA, ss. 144–146

CARE SERVICES

- defined, RTA, s. 2(1); RTR 516/06, s. 2

CARETAKER’S PREMISES, *see* SUPERINTENDENT’S PREMISES

CARRY FORWARD

- increase in lawful rent, RTA, s. 126(11)
- “infrastructure work”, RTA, s. 167; RTR 516/06, s. 51

CERTIFICATE OF SERVICE

- approved form, RTA, s. 188(3); LTBRP, R11; LTBF, CS; ONPHCO, CSC

CHATTELS, *see* GOODS

CHIMNEY

- maintenance standard, RTR 517/06, ss. 17, 21(1)

CLEANLINESS, *see also* MAINTENANCE

- landlord responsibility to repair, RTA, s. 20; RTR 517/06, s. 44
- tenant responsibility, RTA, s. 33

COMMISSION

- illegal additional charge, RTA, s. 134(1)(a)

COMMON AREAS

- maintenance standard, RTR 517/06, ss. 26, 44

COMPENSATION ORDER

- breach by landlord, RTA, s. 30(1)5
- damage, RTA, s. 89
- generally, RTA, s. 30(1)5
- misrepresentation of income, RTA, s. 90

Index

- COMPENSATION ORDER** (*cont'd*)
- overholding subtenant, RTA, s. 102
 - unauthorized occupant, RTA, s. 103
 - unit not vacated, RTA, s. 86
- CONDOMINIUMS**
- conversion to, RTA, s. 51
 - personal use by purchaser, RTA, s. 49(2)
- CONFLICT OF INTEREST**
- Board members, RTA, s. 172
- CONSENT**
- apportionment of utility costs, RTA, s. 138
 - assignment of tenancy, RTA, ss. 95, 98
 - assignment of tenancy, care homes, RTA, s. 143
 - assignment without consent, RTA, s. 104
 - entry, RTA, ss. 25–27
 - landlord's consent to alteration of a locking system, RTA, s. 35
 - subletting in care homes, RTA, s. 143
 - subletting rental unit, RTA, s. 97, 98
 - tenant's right to sell mobile home, RTA, s. 156
- CONTINGENCY FEE**
- allowed amount, RTR 516/06, s. 60
 - generally, RTA, s. 214
- CONVERSION**
- compensation, RTA, ss. 52, 54
 - condominium, RTA, s. 51
 - non-residential use, RTA, ss. 50, 52, 54
 - notice, RTA, s. 50
 - tenant's right of first refusal, RTA, ss. 51(5), 53
- CO-OPERATIVES**
- exemptions, RTA, ss. 5(c), 7
 - "non-profit housing co-operative" defined, RTA, s. 2(1)
 - termination of occupancy
 - after notice of termination, application by co-operative, RTA, ss. 94.7–94.9
 - board proceedings, RTA, s. 94.16
 - compensation for co-operative, RTA, ss. 94.13–94.15
 - no notice of termination, application by co-operative, RTA, ss. 94.10–94.11
 - notice of termination of occupancy
 - effect of payment, RTA, s. 94.6
 - form and contents, RTA, s. 94.3
 - grounds, RTA, s. 94.2
 - where notice void, RTA, s. 94.5
 - offences, RTA, s. 94.17
 - refusal to grant or postponement, RTA, s. 94.12
- CORRECTIONAL INSITUATION**
- exemption, RTA, s. 5(d)
- COSTS**
- order re, RTA, ss. 204(2), 210(5); LTBIG 3, LTBRP, R23
 - power of tribunal to make orders, SPPA, s. 17.1
 - repair by tenant, RTA, ss. 30(1)5, 31(1)(b)
 - rules re operating, RTR 516/06, s. 24
 - scale of costs, on application before judge, CTA, s. 72
- CAMPGROUND**
- exemption, RTA, s. 5(a)
- COTTAGES**
- exemptions, RTA, s. 5(a)
 - land lease community, defined, RTA, s. 2(1)
 - land lease home, defined, RTA, s. 2(1)
- COVENANTS**
- actions of grantors and lessors against, CTA, s. 7
 - conflicting with Act, RTA, s. 4
 - interdependent, RTA, s. 17

Index

- COVENANTS** (*cont'd*)
- restriction on waiver of, RTA, s. 37(5)
 - running with land, RTA, s. 18
- CROPS**, *see also STANDING CROPS*
- defined, CTA, s. 1
 - execution, CTA, s. 57
- CROWN LIBAILITY**, RTA, s. 232(2)
- D**
- DAMAGE**, *see also MAINTENANCE, REPAIRS*
- compensation for, RTA, ss. 30(1)5, 31(1)6, 89
 - tenant's responsibility for repair, RTA, s. 34
 - termination for damages to premises, RTA, ss. 62, 63; LTBF, N5, N7
- DAMAGES**
- mitigation, RTA, s. 16
- DEATH OF TENANT**
- disposal of property, RTA, ss. 92, 163
 - reasonable access, RTA, ss. 91(2), 163
 - termination of tenancy, RTA, ss. 91(1), 163
- DEDUCTION FROM RENT ORDER**, RTA, s. 207(5)
- DEFAULT ORDERS**
- *Tenant Protection Act*, RTA, s. 242(2)
- DEFINITIONS**
- 12 month period, RTR 516/06, ss. 11(2), 12(8)
 - abandoned, RTA, s. 2(3)
 - action, CTA, s. 19(1)
 - additional energy charges, ECPR, 389/10, s. 2
 - advertise for sale, RCSRA, s. 1
 - alternate dispute resolution mechanism, SPPA, s. 4.8(2)
 - appliances, RTR 517/06, s. 40(2)
 - arm's length, RTR 516/06, s. 25
 - base year, RTR 516/06, ss. 19(1), 43(1), 45(1)
 - Board, RTA, s. 2(1)
 - capital expenditure, RTR 516/06, s. 18(1)
 - care home, RTA, s. 2(1); RTR 516/06, s. 1
 - care services, RTA, s. 2(1); RTR 516/06, s. 2
 - control, RTR 516/06, s. 25
 - crops, CTA, s. 1
 - current utility costs, RTR 516/06, s. 35(10)
 - electronic hearing, SPPA, s. 1(1)
 - exterior common areas, RTR 517/06, s. 1
 - extraordinary increase, RTA, s. 126(2)
 - family, RTR 516/06, s. 25
 - fine, fee or costs, RTA, s. 196(2)
 - guard, RTR 517/06, s. 1
 - guideline, RTA, s. 2(1)
 - habitable space, RTR 517/06, s. 1
 - hearing
 - generally, SPPA, s. 1(1)
 - oral, SPPA, s. 1(1)
 - written, SPPA, s. 1(1)
 - illegal drug, RTA, s. 61(3)
 - incurred, RTR 516/06, s. 18(1)
 - infrastructure work, RTA, s. 167(2); RTR 516/06, s. 51
 - interest, RCSRA, s. 1
 - interior common areas, RTR 517/06, s. 44(2)
 - judge, CTA, s. 65
 - land lease community, RTA, s. 2(1)
 - land lease home, RTA, s. 2(1)
 - landlord, CTA, s. 1; MA, s. 44; RTA, s. 2(1)
 - lawful rent, RTA, s. 113
 - lease, CTA, s. 19(1)
 - lessee, CTA, s. 19(1)

Index

DEFINITIONS (*cont'd*)

- lessor, CTA, s. 19(1)
- licence, SPPA, s. 1(1)
- local board, RTR 516/06, s. 19(1)
- mining lease, CTA, s. 19(1)
- Minister, RTA, s. 2(1)
- Ministry, RTA, s. 2(1)
- mobile home, RTA, s. 2(1)
- mobile home park, RTA, s. 2(1)
- mortgagee, MA, s. 44
- municipal property tax, RTR 516/06, s. 41(2)
- municipal taxes and charges, RTA, s. 2(1)
- municipality, SPPA, s. 1(1)
- non-profit housing co-operative, RTA, ss. 2(1), 94.1
- oral hearing, SPPA, ss. 1(1), 134(1)
- person, RTA, s. 2(1), SPPA, s. 1(2)
- physical integrity, RTR 516/06, s. 18(1)
- possession, RTA, s. 61(3)
- prescribed, RCSRA, s. 1; RTA, s. 2(1)
- previously admitted evidence, SPPA, s. 15.1(2)
- proceeding, SPPA, s. 1(1)
- production, RTA, s. 61(3)
- reference year, RTR, 516/06, ss. 19(1), 43(1), 45(1)
- regulations, RCSRA, s. 1; RTA, s. 2(1)
- related person, RTR 516/06, s. 25(2)
- rent, RTA, s. 2(1)
- rental unit, MA, s. 44; RTA, ss. 2(1), 2(4)
- representative, SPPA, s. 1(1)
- residential complex, MA, s. 44; RCSRA, s. 1; RTA, s. 2(1)
- residential unit, MA, s. 44; RTA, s. 2(1)
- Rules, RTA, s. 2(1)
- security, RCSRA, s. 1
- security deposit, RTA, s. 105(2)
- services and facilities, RTA, s. 2(1)
- sewage system, RTR 516/06, s. 35(3)
- sign, RTR 516/06, s. 59
- similar market transactions, RTR 516/06, s. 25(2)
- single family home, MA, s. 45
- smart meter, RTA, s. 137(1)
- spouse, CTA, s. 1; MA, s. 44; RTA, s. 2(1)
- standing crops, CTA, s. 1
- statutory power of decision, SPPA, s. 1(1)
- sublet, RTA, s. 2(2)
- subsidiary dwelling unit, MA, s. 45(4)
- subtenant, RTA, s. 2(1)
- superintendent's premises, RTA, s. 2(1)
- tenancy agreement, MA, s. 44; RTA, s. 2(1)
- tenant, CTA, ss. 1, 31(1); MA, s. 44; RTA, s. 2(1); RTR 516/06, s. 3
- trafficking, RTA, s. 61(3)
- Tribunal, SPPA, s. 1(1)
- under-lease, CTA, s. 19(1)
- under-lessee, CTA, s. 19(1)
- under-tenant, CTA, s. 32(1)
- utilities, RTA, s. 2(1)
- vital services, RTA, s. 2(1); RTR 516/06, s. 4
- vital services bylaw, RTA, s. 215
- washroom, RTR 517/06, s. 12(3)
- work, RTR 516/06, s. 8(1)
- written hearings, SPPA, s. 1(1)

DEMISE

- effect of lease, CTA, s. 11

DEMOLITION

- compensation, RTA, ss. 52, 73.1
- notice, RTA, s. 50
- termination order, RTA, s. 73

DEPOSIT

- rent deposit, RTA, ss. 106, 107
- security, RTA, s. 105

Index

DISCLOSURE

- production order, RTA, s. 231.1
- rules, LTBRP, R19

DISCONTINUANCE OF SERVICE

- reduction in rent, RTA, s. 130

DISORDERLY HOUSES

- re-entry, CTA, s. 18(2)

DISTRESS

- appeals, CTA, ss. 70–73
- application to court, CTA, ss. 66–69
- arrears on lease determined, for, CTA, s. 41
- beasts
 - conditional exemption of certain beasts, CTA, s. 46
 - generally, CTA, ss. 46, 51
- cattle, CTA, s. 45(1)
- chattels, CTA, s. 47
- disputes, CTA, s. 66
- exemption of goods, seizure under execution and by distress, CTA, ss. 30, 56
- fraudulent removal
 - generally, CTA, ss. 48–50
 - penalty, CTA, s. 50
 - right of landlord to break open houses, CTA, s. 49
 - right of landlord to distrain goods, CTA, s. 48
- grains, etc., CTA, s. 44
- irregularities, CTA, s. 54
- livestock, CTA, s. 45(1)
- personal representatives, CTA, s. 60
- pound breach or rescue, CTA, s. 52
- reasonableness, CTA, s. 43
- rent
 - not due, CTA, s. 55(2)
 - paid, goods taken in execution not to be removed until, CTA, s. 56(1)
 - seck, for, CTA, s. 40

- residential tenancies, RTA, s. 40
- sale of, CTA, s. 53
- standing crops
 - generally, CTA, s. 45(2)
 - liability of purchaser, CTA, s. 45(6)
 - sale of, CTA, s. 45(5)
 - satisfying distress of standing crops, CTA, s. 45(4)
- wrongful
 - generally, CTA, s. 55
 - where no rent due, CTA, s. 55(2)

E

EDUCATIONAL INSITUATION

- exemption, RTA, s. 5(g)

ELECTRONIC DOCUMENTS, RTA, s. 213

ELECTRONIC HEARINGS

- defined, SPPA, s. 1(1)
- generally, LTBRP, R21, SPPA, s. 52

ELEVATORS

- maintenance standard, RTR 517/06, s. 43

EMPLOYMENT-RELATED ACCOMMODATION

- exemption, RTA, s. 5(h)

ENERGY CONSUMER

- advertising to consumers, ECPA, s. 9.2
- contracts, ECPA, s. 11
 - cancellation, ECPA, ss. 19–24; ECPR, 389/10, ss. 21–24
 - deemed void, ECPA, s. 16; ECPR, 389/10, s. 14
 - disclosure statement, ECPR, 389/10, s. 8
 - renewals, extensions, amendments, ECPA, s. 18; ECPR, 389/10, ss. 15, 17–19
 - requirements, ECPA, s. 12; ECPR, 389/10, s. 7

Index

ENERGY CONSUMER (*cont'd*)

- • verification of, ECPA, s. 15; ECPR, 389/10, ss. 11–13.2
- definition, ECPA, s. 1(6)
- door-to-door sales, ECPA, s. 9.1
- marketing to consumers, ECPA, s. 9.2
- remuneration, ECPA, s. 9.3
- suite metering, ECPA, Part III; ECPR, 389/10, Part II
- • definitions, ECPA, s. 31
- • installation, ECPA, s. 33; ECPR, 389/10, ss. 38–39
- • specifications, ECPR, 389/10, s. 37

ENFORCEMENT, *see NON-ENFORCEMENT*

ENJOYMENT, REASONABLE

- landlord not to interfere with, RTA, s. 22; RTR 516/06, s. 8
- offence, RTA, s. 235(1)
- tenant application, RTA, ss. 29(3); RTR 516/06, s. 8
- termination if substantial interference with, RTA, s. 64

ENTRY

- by canvassers, RTA, s. 28
- entry with notice
- • contents of notice, RTA, s. 27(3)
- • generally, RTA, s. 27
- • to carry out inspection of rental unit, RTA, s. 27(1)4
- entry without notice, RTA, s. 26
- mobile home park, RTA, s. 166
- mortgagee, MA, s. 50

ERROR

- correction of, SPPA, s. 21.1

EVICTION

- application, RTA, s. 69
- COVID-19 issues, LTBIG 22
- eviction for an illegal act or business, LTBIG 9, RTA, s. 61

- eviction for failure to pay rent, LTBIG 11, RTA, s. 74
- eviction for personal use, LTBIG 12, RTA, ss. 48, 49, 72
- motion to void, tenant, LTBF, TAMV
- powers of board, RTA, ss. 83(1), 242(3)
- procedural issues regarding eviction applications, LTBIG 10
- relief from eviction, LTBIG 7
- refusing or delaying eviction, LTBIG 7
- with termination order, RTA, ss. 32, 98(6)

EVICTION ORDERS

- amending an order, LTBIG 15
- compensation, no eviction before, RTA, s. 83(4)
- contents, RTA, s. 74(3)
- effect of order, RTA, s. 85
- effective date, RTA, s. 80
- expedited order, RTA, s. 84
- expiry date, RTA, s. 81
- hearings, RTA, s. 82
- power of Board, RTA, ss. 83, 242(3)
- refusal, RTA, s. 83(3)
- review of an order, LTBIG 8
- void if arrears paid, RTA, ss. 74(4)–(8), (11)–(14)

EVIDENCE

- false or misleading, RTA, s. 197(2)
- refusal to consider, RTA, s. 195(4), 242(6)
- rent control applications
- • documents filed, RTR 516/06, s. 15

EXCESS RENT, RTA, ss. 134(1), 135

EXECUTION

- goods taken, CTA, s. 56
- growing crops, CTA, s. 57

EXEMPTIONS FROM ACT

- *Developmental Services Act*, RTA, s. 6(1)(b)

Index

EXEMPTIONS FROM ACT (*cont'd*)

- from RTA, RTA, ss. 5, 5.1
- *Homes for Special Care Act*, RTA, s. 6(1)(a)
- re 12-month rule, RTA, s. 7(2)
- re notice of rent increase, RTA, s. 7(3)
- relating to social, etc., housing, RTA, s. 7(1)
- rent geared-to-income, RTA, s. 8

EXPEDITIOUS PROCEDURES, RTA, s. 18

EXTERIOR COMMON AREAS

- defined, RTR 517/06, s. 1
- maintenance standard, RTR 517/06, s. 26

F

FAILURE TO PAY RENT, EVICTION FOR

- application, RTA, s. 74; LTBF, L1
- guideline, LTBIG 11

FAMILY

- defined, RTR 516/06, s. 25(2)

FARM, *see also* CROPS, DISTRESS

- exemption, RTA, s. 5(j)

FEES

- contingency fees, RTA, s. 214; RTR 516/06, s. 60
- fee waiver request, LTBF, FWR
- Practice Direction on Fee Waiver, SJTO PD-2
- set by Board, RTA, s. 181
- witness, LTBRP, Appendix B

FINISHES AND MATERIALS

- maintenance standard, RTR 517/06, ss. 37, 39

FLOOR, STAIR, VERANDA, ETC.

- maintenance standard, RTR 517/06, s. 37

FORFEITURE, *see also* LEASE, RELIEF AGAINST FORFEITURE

- relief from, CTA, ss. 20(1), (7)
- restrictions, CTA, s. 19(2)
- under-lessees, protection of, CTA, s. 21

FORMS

- form of application, RTA, s. 185(1)

FRENCH LANGUAGE SERVICES, LTBRP, R1

FRIVOLOUS CLAIM

- generally, RTA, s. 197

FRUSTRATION

- doctrine, RTA, s. 19

G

GARBAGE

- maintenance standard, RTR 517/06, s. 45

GOOD FAITH

- landlord requires possession, RTA, ss. 48(1), 72
- demolition, conversion, repairs, RTA, s. 73
- dismissal of application, RTA, s. 197
- purchase personally requires unit, RTA, ss. 49, 72

GOODS

- agent in default, CTA, s. 31
- declaration by boarder, tenant or lodger, CTA, s. 32
- exempt from seizure, CTA, ss. 30, 31
- fraudulently carrying off, CTA, ss. 48, 50
- fraudulently kept elsewhere, CTA, ss. 49, 50
- not property of tenant, CTA, s. 31
- procedures for seizing, CTA, ss. 33–37

GRAIN

- distress, CTA, s. 44

Index

GUARD

- defined, RTR 517/06, s. 1
- maintenance standard, RTR 517/06, s. 24

GUIDELINE

- abandonment of a rental unit, LTBIG 4
- adjourning and rescheduling hearings, LTBIG 1
- administrative fines, LTBIG 16
- agreement to increase rent above, RTA, s. 121
- amending an order, LTBIG 15
- application for rent increase above, RTA, s. 126; RTR 516/06, ss. 18–34; LTBIG 14; LTBF L5
- application to previously exempt units, RTA, s. 120.1
- Board Powers, LTBIG 13
- breach of maintenance obligations, LTBIG 5
- calculation, RTA, s. 120(2)
- capital carry forward, RTA, s. 126(11)
- costs, LTBIG 3
- defined, RTA, s. 2(1);
- determination of, RTA, s. 120(2)
- eviction
 - • for an illegal act or business, LTBIG 9
 - • for failure to pay rent, LTBIG 11
 - • for personal use, LTBIG 12
 - • procedural issues regarding, LTBIG 10
 - • relief from, LTBIG 7
- failure to pay rent, eviction for, LTBIG 11
- fines, administrative, LTBIG 16
- harassment and related tenant applications, LTBIG 6
- Human Rights, LTBIG 17
- illegal act or business, eviction for, LTBIG 9
- order

- • amending, LTBIG 15
- • review of, LTBIG 8
- payment into the Board, LTBIG 2
- personal use, eviction for, LTBIG 12
- procedural issues regarding eviction applications, LTBIG 10
- publication, RTA, s. 120(3)
- relief from eviction, LTBIG 7
- refusing or delaying an eviction, LTBIG 7
- rent increase above guideline, applications for, LTBIG 14
- review of an order, LTBIG 8
- tenants rights, LTBIG 6

H

HABITABLE SPACE

- defined, RTR 517/06, s. 1

HARASSMENT

- general principles, LTBIG 6
- landlord not to harass, RTA, s. 23
- offence, RTA, s. 235(1)
- • orders, RTA, ss. 29(1)4, 31
- tenant not to harass, RTA, s. 36

HEARINGS

- adjournments, SPPA, s. 21; LTBIG 1
- admissibility of evidence, SPPA, s. 15
- case management, LTBRP, R9
- contempt proceedings, SPPA, s. 13
- definitions, SPPA, s. 1(1)
- disclosure rules, LTBRP, R19
- dispositions without, SPPA, s. 4.1
- electronic
 - • defined, SPPA, s. 1(1)
 - • generally, SPPA, s. 5.2; LTBRP, R7
- L1/L9 information update, LTBRP, R10
- non-attendance, SPPA, s. 7
- notice, SPPA, s. 6
- oral
 - • defined, SPPA, ss. 1(1)

Index

HEARINGS (*cont'd*)

- pre-hearing conferences, SPPA, s. 5.3; LTBRP, R8
- previously admitted evidence, SPPA, s. 15.1
- recording of proceedings, LTBF, RHR; LTBRP R7; SPPA, s. 20
- rescheduling, LTBIG 1; LTBF, RRH
- restricting public access to, LTBRP R7; SPPA, s. 9; LTBIG 18
- rights to counsel, SPPA, ss. 10, 11
- witnesses, SPPA, ss. 11, 12, 14, 15.2; LTBRP, R7
- written
 - defined, SPPA, s. 1(1)
 - generally, SPPA, s. 5.1; LTBRP R5, R7, R11

HEATING

- maintenance standard, RTR 517/06, ss. 15–18, 41

HOSPITAL ACCOMMODATION

- exemption, RTA, s. 5(e)

HOTEL

- exemption, RTA, s. 5(a)

HUMAN RIGHTS CODE (HRC)

- conflict with RTA, RTA, s. 3(4)
- selecting tenants, HRCR 290/98; RTA, s. 10

I

ILLEGAL ACT, TRADE OR BUSINESS

- application for eviction order, RTA, ss. 69(1), (2); LTBIG 9
- definitions, RTA, s. 61(3); LTBIG 9
- eviction for, LTBIG 9
- notice of termination, RTA, s. 61(1)
 - illegal activity involving drugs, RTA, ss. 61(2), (3)

- order terminating tenancy, RTA, s. 75

ILLEGAL CHARGES

- failure to compensate, RTA, s. 135(1.1)
- generally, RTA, s. 134
- subletting, RTA, s. 134(3)
- tenant applications, RTA, s. 135; LTBF, T1

INCURRED

- defined, RTR 516/06, s. 18(1)

INFRASTRUCTURE WORK

- defined, RTA, s. 167(2); RTR 516/06, s. 51
- increased capital expenditures, RTA, s. 167(1)

INSECTS

- maintenance standard, RTR 517/06, s. 46

INSOLVENCY, *see* BANKRUPTCY

INSPECTIONS

- charges, RTR 517/06, ss. 48, 49
- powers of inspector, RTA, s. 230
- work order, RTA, ss. 225, 226

INSPECTORS

- powers, RTA, s. 230
- work order, RTA, ss. 225, 226

INTERESSE TERMINI, RTA, s. 13

INTEREST

- defined, RCSRA, s. 1
- rent deposit, RTA, ss. 106(6), (8), (9)

INTERIOR CLADDING

- maintenance standard, RTR 517/06, s. 39(1)

INTERIOR COMMON AREAS

- defined, RTR 517/06, s. 44(2)
- maintenance standards, RTR 517/06, s. 44

Index

J

JUDGE

- application to
- • by landlord, against overholding tenant, CTA, s. 74
- • by landlord or tenant, CTA, s. 66(2)
- definition, CTA, s. 65
- jurisdiction of, CTA, s. 68
- order of judge pending determination of dispute, CTA, s. 67
- where decision final, CTA, s. 69

JUDGMENT FOR PAYMENT

- residential tenancies, RTA, s. 205

JURISDICTION

- Board, RTA, s. 168(2)

K

KEY DEPOSIT, RTA, s. 134(1)(a)

L

LAND LEASE COMMUNITY

- application of Act, RTA, s. 152(2)
- assignment, RTA, s. 159
- assignment of existing tenancy agreement, RTA, s. 165
- death of owner, RTA, s. 163
- defined, RTA, ss. 2(1)
- entrance and exit fees, RTA, s. 166
- increased capital expenditures, RTA, s. 167
- landlord's responsibility, RTA, ss. 20, 161; RTR 517/06, ss. 30–36
- park rules, RTA, s. 154
- property taxes, RTA, s. 155
- restraint of trade, RTA, s. 160
- rules relating to rent, RTA, s. 165
- tenant's responsibility, RTA, ss. 33, 34, 36
- tenant's right to sell
- • for sale sign, RTA, s. 158

- • generally, RTA, s. 156
- • landlord's right of first refusal, RTA, s. 157
- termination of tenancies, RTA, ss. 162–164

LAND LEASE HOME

- defined, RTA, ss. 2(1)

LANDLORD

- abuse of Board's process under RTA, RTA, s. 197
- defined, CTA, s. 1; MA, s. 44; RTA, s. 2(1)
- information to be provided by, RTA, s. 11
- person deemed to be landlord, MA, s. 47(3)
- responsibilities under the Act, MA, s. 47(3)
- • changing locks, RTA, s. 24
- • entry by canvassers, RTA, s. 28
- • entry with notice, RTA, s. 27
- • entry without notice, RTA, s. 26
- • not to harass, RTA, s. 23
- • not to interfere with reasonable enjoyment, RTA, s. 22
- • privacy, RTA, s. 25
- • re services, RTA, s. 21
- • to repair, RTA, s. 20
- right of entry, LTBIG 19
- tenant relations, CTA, s. 3

LAWFUL RENT, *see also* RENT CONTROL

- 12-month period, RTR 516/06, s. 11(2)
- agreement to increase/decrease rent, RTA, ss. 121–123
- assignment without consent, RTA, s. 104(3)
- calculation, RTR 516/06, s. 12
- deemed lawful, RTA, s. 136
- general rules, RTA, ss. 111, 112; RTR 516/06, s. 12

Index

- LAWFUL RENT** (*cont'd*)
- landlord's duty, RTA, s. 110
 - new tenant, RTA, s. 113
 - not void, RTA, s. 135.1
 - rent freeze, RTA, s. 136.1
 - rent increase, RTA, s. 116; LTBF, N1, N2, N3, N10
 - agreement to increase, LTBF, N10
 - notice of, RTA, s. 116; LTBF, N1, N2, N3
 - rent increase above guidelines application, RTA, s. 126; RTR 516/06, ss. 18–34
 - services, facilities, privileges, accommodations or things prescribed, RTR 516/06, s. 16
 - Strong Communities Housing Allowance Program — Toronto Pilot, and, RTR 516/06, ss. 11(1)3, 12(7)
- LEASE**, *see also LESSEE, LESSOR, TENANCY AGREEMENT*
- care homes, defined, RTA, s. 2(1)
 - chief, CTA, s. 63
 - defined, CTA, s. 19(1)
 - frustration of contract, RTA, s. 19
 - invalid
 - deemed confirmation, CTA, s. 12
 - duty to accept confirmation, CTA, s. 13
 - grantor continuing in ownership, CTA, s. 14
 - power of leasing deemed, CTA, s. 15
 - relief against forfeiture, CTA, ss. 19(2), 20(1)
 - application of *Commercial Tenancies Act*, CTA, ss. 20(6), (7)
 - right of entry under statute, CTA, s. 20(2)
 - stay of proceedings, CTA, s. 20(4)
 - renewal outside Ontario
 - conditions, CTA, s. 64(4)
 - costs, CTA, s. 64(6)
 - discretion of court to direct action be brought, CTA, s. 64(3)
 - generally, CTA, s. 64
 - premiums, how to be paid, CTA, s. 64(5)
 - validity of new lease, CTA, s. 64(2)
 - who may renew, CTA, s. 64(1)
- restriction of power in lease, CTA, s. 24
- superior, CTA, s. 21
- LESSEE**
- defined, CTA, s. 19(1)
 - forfeiture
 - position, CTA, s. 20(5)
 - right under covenant, CTA, s. 16
- LESSOR**
- defined, CTA, s. 19(1)
 - right of entry, CTA, s. 16
- LIABILITY**
- Board lawyer, RTA, s. 232(1)
 - Board member or employee, RTA, s. 232(1)
 - Crown, RTA, s. 232(2)
 - inspector or investigator, RTA, ss. 226.3(1), 232(1)
 - landlord re abandoned property, RTA, ss. 41(4), 42(8), 162(7)
 - local municipality, RTA, s. 226.3(2)
 - Ministry officer or employee, RTA, s. 232(1)
- LICENCE**
- definition, SPPA, s. 1(1)
 - partial, restricted operation, CTA, s. 25
- LIGHTING**
- maintenance standard, RTR 517/06, s. 19
- LIMITATION PERIODS**
- assignment or sublet, consent, RTA, ss. 98(2)

Index

- LIMITATION PERIODS** (*cont'd*)
- discoverability rule and, RTA, ss. 29(2), 57(2), 98(2), 100(2), 122(2), 130(5), 135(4)
 - money collected illegally, RTA, ss. 135(4)
 - notice, bad faith, RTA, ss. 57(2)
 - reduction in services, RTA, ss. 130(5)
 - rent increases, RTA, ss. 122(2)
 - tenant applications, RTA, ss. 29(2)
 - unauthorized occupancy, RTA, ss. 100(2)
- LIQUIDATORS**, *see* **BANKRUPTCY**
- LIVESTOCK**
- distress, CTA, s. 45
- LIVING ACCOMMODATION**
- exemptions from RTA, RTA, s. 5
- LOCAL BOARD**
- defined, RTR 516/06, s. 19(1)
- LOCAL IMPROVEMENTS**
- taxes, CTA, s. 27
- LOCKERS**
- maintenance standard, RTR 517/06, s. 42
- LOCKS**
- alteration
 - • by landlord, RTA, ss. 24, 29
 - • • tenant recover possession, RTA, s. 31(3)
 - • by tenant, RTA, ss. 35(1), (2), (3)
- LODGE**
- exemption, RTA, s. 5(a)
- LODGER**
- distress, no property in goods, CTA, s. 32
- M**
- MAINTENANCE**, *see also* **REPAIRS**
- appliances, RTR 517/06, s. 40
 - balcony, RTR 517/06, ss. 29, 37
 - cabinets, cupboards and counter tops, RTR 517/06, s. 38
 - chimney, RTR 517/06, ss. 17, 21
 - common areas, RTR 517/06, ss. 26, 44
 - driveways, RTR 517/06, s. 28
 - electrical supply, RTR 517/06, s. 14
 - • landlord's notice to terminate obligation to supply, LTBF, LNTOSE
 - • tenant agreement to pay directly for, LTBF, TAPDEC
 - elevators, RTR 517/06, s. 43
 - exterior, common areas, RTR 517/06, ss. 26, 44
 - floor, stair veranda, etc., RTR 517/06, s. 37
 - garbage, RTR 517/06, s. 45
 - guards, RTR 517/06, s. 24
 - guidelines, LTBIG 5
 - heating, RTR 517/06, ss. 15–18, 41
 - inspection charge, RTR 517/06, ss. 48–49
 - landlord obligations
 - • breach of, LTBIG 5, RTA, ss. 29, 30
 - • generally, RTA, s. 20(1)
 - lighting, RTR 517/06, ss. 19, 22–23
 - locker and storage rooms, RTR 517/06, s. 42
 - mobile home park, RTR 517/06, ss. 30–36
 - obligations, breach of guidelines, LTBIG 5
 - parking garage, RTR 517/06, s. 28
 - plumbing, RTR 517/06, ss. 9–12
 - potable water, RTR 517/06, s. 31
 - refrigerator, RTR 517/06, ss. 27, 40
 - rent reduction, RTA, s. 30
 - rodents, vermin and insects, RTR 517/06, s. 46
 - standards
 - • application, RTA, s. 224(1), (2)

Index

MAINTENANCE (*cont'd*)

- duties of local municipality, RTA, s. 226.2
- generally, RTR 517/06
- good workmanship, RTR 517/06, s. 3
- inspection, RTA, ss. 226.1, 230
- liability, RTA, s. 226.3
- local municipality to receive complaints, RTA, s. 224.1
- municipal property standards, RTR 517/06, s. 4
- responsibility, RTR 517/06, s. 2
- transition, complaints received before commencement date, RTA, s. 226.4
- work order, RTA, ss. 225, 226
- structural elements
- maintenance standards, RTR 517/06, ss. 5–8, 39
- suite meters, LTBF, IPTASMM
- utility costs, LTBF, A-INFO; B-INFO
- ventilation, RTR 517/06, ss. 20–23
- windows, RTR 517/06, ss. 25, 29

MEDIATED SETTLEMENT

- application based on, RTA, s. 78(1)
- time for application, RTA, s. 78(5)
- arrears of rent
- affidavit in support, RTA, s. 78(4)
- deposit, credit for, RTA, s. 78(8)
- order for, RTA, s. 78(3), (7)
- motion to set aside, RTA, ss. 78(9)–(11)
- generally, RTA, ss. 110, 194, LTBRP, R13
- order terminating tenancy, RTA, s. 78(6), (7.1)

MENTAL HOSPITAL ACCOMMODATION

- exemption, RTA, s. 5(e)

MENTAL INCAPACITY

- request to be a litigation guardian, LTBF, 4B

MINING LEASE

- defined, CTA, s. 19(1)

MINISTER

- appointment of investigators, RTA, s. 229
- defined, RTA, s. 2(1)
- delegation, RTA, s. 228
- duties, RTA, s. 227

MINISTRY

- defined, RTA, s. 2(1)

MISREPRESENTATION OF INCOME

- for compensation by tenant, RTA, s. 90
- terminating tenancy, RTA, s. 60

MITIGATION, *see also DAMAGES*

- generally, RTA, s. 16

MOBILE HOME

- assignment, RTA, ss. 159, 165
- defined, RTA, s. 2(1), (4)
- generally, RTA, ss. 152–153
- infrastructure work, RTA, s. 167, RTR 516/06, s. 51
- rules relating to rent, RTA, ss. 165, RTR 516/06, s. 50
- selling or leasing, RTA, ss. 156–158
- termination of tenancy, RTA, ss. 162–164

MOBILE HOME PARK

- assignment, RTA, ss. 159, 165
- defined, RTA, s. 2(1)
- entrance and exit fees, RTA, s. 166
- fees, RTA, s. 166
- for sale signs, RTA, s. 158
- increased capital expenditures, RTA, s. 167
- interpretation, RTA, s. 153
- landlord's responsibility, RTA, s. 161; RTR 517/06, ss. 30–36
- landlord's right of first refusal, RTA, s. 157

Index

- MOBILE HOME PARK** (*cont'd*)
- maintenance standard, RTR 517/06, ss. 30–36
 - park rules, RTA, s. 154
 - property tax, RTA, s. 155
 - restraint of trade, RTA, s. 160
 - rules relating to rent, RTA, s. 165
 - tenant's right to sell, RTA, s. 156
 - termination of tenancies
 - disposal of mobile home, RTA, ss. 162(3)–(7)
 - generally, RTA, ss. 162–164
- MONTHLY TENANCIES**
- deemed renewal where no notice, RTA, s. 38
 - goods exempt from seizure, CTA, s. 30
 - notice to quit, CTA, s. 28
 - period of notice, RTA, s. 44
- MORTGAGE**
- possession of a rental unit from mortgagor's tenant, MA, s. 48(1)
- MORTGAGEE**
- defined, MA, s. 44
- MORTGAGEE IN POSSESSION**
- application of *Mortgages Act*, MA, s. 46
 - deemed landlord, MA, s. 47
 - entry, MA, s. 50(2)
 - interference with tenants, MA, s. 51
 - notice
 - change in landlord, MA, s. 47(6)
 - termination, MA, s. 53(4)
 - order terminating tenancy, MA, s. 53(7)
 - personal use, MA, s. 53(2)–(3)
 - possession, MA, ss. 48, 53
 - purchaser, on behalf of, MA, s. 53(2)
 - rent payment, MA, s. 49
 - rights, MA, ss. 50, 55
 - service of documents, MA, s. 57
 - single family home, MA, ss. 45, 53, 55
 - “subsidiary dwelling unit”, MA, s. 45(4)
 - tenancy agreement
 - disclosure to mortgagee, MA, s. 50(1)
 - setting aside, MA, s. 52
 - tenant's rights, MA, s. 56
 - varying, MA, s. 52
 - tenant
 - disclosure of list, MA, s. 50(1)
 - payment of rent, MA, s. 49
 - right to recovery, MA, s. 54(3)
 - right to reoccupy, MA, s. 54(1)–(2)
 - rights, MA, s. 56
 - termination of tenancy
 - generally, MA, s. 53
 - notice of, MA, ss. 53(4)–(6)
 - form of notice, MA, s. 53(6)
 - order terminating, MA, s. 53(7)
 - purchaser's undertaking, MA, s. 53(3)
- MOTEL**
- exemption, RTA, s. 5(a)
- MUNICIPAL BY-LAWS**
- immunity, RTA, s. 223
 - payments transferred, RTA, s. 221
 - services, RTA, s. 219
 - use of money, RTA, s. 222
 - vital services, RTA, ss. 2(1), 216
- MUNICIPAL TAXES**
- application for variation of rent, RTA, s. 132
 - defined, RTA, s. 2(1)
 - extraordinary increases, RTR 516/06, ss. 28–28.1
 - landlord's application for rent increase, RTA, s. 126
 - reduced, RTA, s. 131
 - reduction of rent, RTA, ss. 131, 133
- MUNICIPAL TAXES AND CHARGES**
- defined, RTA, s. 2(1)

Index

MUNICIPALITY

- defined, SPPA, s. 1(1)
- meaning of “person” extended, SPPA, s. 1(2)

N

NEW SERVICE

- agreement with tenant to increase rent, RTA, ss. 121, 123

NEW TENANT

- lawful rent, RTA, s. 113

NON-ARM’S LENGTH TRANSACTION

- corporations, RTR 516/06, s. 25(3)
- definitions
 - arm’s length, RTR 516/06, s. 25(2)
 - control, RTR 516/06, s. 25(2)
 - family, RTR 516/06, s. 25(2)
 - related person, RTR 516/06, s. 25(2)
 - similar market transactions, RTR 516/06, s. 25(2)
- rule, RTR 516/06, s. 25(1)

NON-ENFORCEMENT

- application, CTA, s. 80
- eviction order, CTA, s. 81
- good seized, CTA, s. 85
- liability, CTA, s. 86
- no re-entry, CTA, s. 82
- non-enforcement period, CTA, s. 79
- restore possession, CTA, s. 83

NON-PAYMENT OF RENT

- arrears
 - method of ordering, LTBIG 11
 - order for payment of, RTA, s. 87
- eviction
 - application, RTA, ss. 69(3), 74
 - non-enforcement, CTA, s. 81
 - payment of arrears, RTA, s. 74(4)–(14); LTBRP, R20, R25
 - re-entry, CTA, s. 18

- termination
 - notice, RTA, s. 59
 - payment of arrears, RTA, s. 59(3)

NON-PROFIT HOUSING CO- OPERATIVE

- defined, RTA, s. 2(1)
- exemption, RTA, s. 5(c)
- forms
- Certificate of Service — Co-ops, ONPHCO, CSC
- co-op applications
 - Application to End the Occupancy of the Member Unit and Evict the Member, ONPHCO C2
 - Application to End the Occupancy of the Member Unit and Evict the Member based on the Member’s Consent or Notice, ONPHCO C3
 - Application to End the Occupancy and Evict the Member based on Non-Payment of Regular Monthly Housing Charges and to Collect the Housing Charges that the Co-op Member Owes, ONPHCO C1
 - • • Payment Agreement to settle, ONPHCO PAC
 - Application to End the Occupancy of the Member Unit and Evict the Member because the Member Failed to Meet Conditions of a Settlement/Order, ONPHCO C4
 - Co-op Application to End the Occupancy and Evict the Member — Checklist, ONPHCO C
- Co-op Member’s Affidavit and Motion to Void an Eviction Order for Arrears of Housing Charges, ONPHCO
- Motion by co-op member, affidavit about, ONPHCO CMAMV
- Motion to Void an Eviction Order for Arrears of Housing Charges, ONPHCO CMAMV
- notices to end occupancy
 - Notice by the Co-op to End your Occupancy for Causing Serious

Index

NON-PROFIT HOUSING CO-OPERATIVE (*cont'd*)

Problems in the Member Unit or Residential Complex, ONPHCO N7C

- • Notice by the Co-op to End your Occupancy for Illegal Acts or Misrepresenting Income, ONPHCO N6C
- • Notice by the Co-op to End your Occupancy for Interfering with Others, Damage or Overcrowding, ONPHCO N5C
- • Notice by the Co-op to End your Occupancy for Non-payment of Regular Monthly Housing Charges, ONPHCO N4C
- • Notice by the Co-op to End your Occupancy for Persistent Late Payment or Ceasing to Qualify, ONPHCO N8C
- Payment Information Form, ONPHCO, PIF
- Practice Direction on Applications Involving Non-Profit Housing Co-operatives, SJTO PD-4
- Response to a Co-op Application, ONPHCO, RCA
- Payment Agreement (to settle an application to evict a Co-op member for non-payment of housing charges), ONPHCO
- rule, LTBRP, R12

NOTICE

- charges in care homes, increase in, RTA, s. 150
- further contravention, RTA, s. 68
- mortgagee, MA, ss. 47, 53, 58
- non-payment of rent, RTA, s. 59
- prerequisite to re-entry or forfeiture
 - • content of notice, CTA, s. 19(2)
 - • quit tenancy, CTA, s. 28
 - • daily, RTA, s. 44(1)
 - • February notices, RTA, s. 44(5)
 - • fixed term, RTA, s. 44(4)

- • monthly, RTA, s. 44(2)
- • weekly, RTA, s. 44(1)
- • yearly, RTA, s. 44(3)
- rent
 - • increase, RTA, s. 116
 - • reduction, RTA, ss. 131(3)–(5)
 - seizure of goods, CTA, ss. 36, 37
 - service, RTA, ss. 191, 192
 - substantial compliance, RTA, s. 212
 - termination, RTA, ss. 43, 46, 48–50, 57–68, 96
 - • given in bad faith, RTA, s. 57
 - • payment, effect of, RTA, s. 45
 - tenant's notice
 - • end of period or term, RTA, s. 47
 - • refusal of assignment, RTA, s. 96
 - • right of first refusal, RTA, ss. 53(2), 57.1
 - void
 - • after 30 days, RTA, s. 46
 - • when required payment made, RTA, s. 59(3); LTBIG 11

NOTICE BY TENANT TO END THE TENANCY

- form, LTBF, N9

NOTICE OF RENT INCREASE

- form, RTA, s. 116; LTBF, N1, N2, N3

NOTICE PREREQUISITE TO RE-ENTRY OR FORFEITURE

- content of notice, CTA, s. 19(2)

NOTICE TO INCREASE RENT OR CHARGES FOR CARE SERVICES OR MEALS

- form, RTA, s. 150; LTBF, N3

NOTICE TO TERMINATE EARLY

- damage, RTA, ss. 62, 63; LTBF, N5, N7
- for non-payment of rent, RTA, s. 59; LTBF, N4
- further contravention, RTA, s. 68

Index

NOTICE TO TERMINATE

EARLY (*cont'd*)

- generally, LTBF, N5
- illegal act, RTA, s. 61; LTBF, N6
- impaired safety, RTA, s. 66; LTBF, N7
- interference with reasonable enjoyment, RTA, ss. 64, 65
- misrepresentation of income, RTA, s. 60; LTBF, N6
- too many persons, RTA, s. 67; LTBF, N5

NOTICE TO TERMINATE EARLY FOR ILLEGAL ACT OR MISREPRESENTATION OF INCOME

- form, RTA, ss. 60, 61; LTBF, N6

NOTICE TO TERMINATE EARLY FOR IMPAIRED SAFETY OR SERIOUS PROBLEM

- form, RTA, s. 66; LTBF, N7

NOTICE TO TERMINATE EARLY FOR NON-PAYMENT OF RENT

- form, RTA, s. 59; LTBF, N4

NOTICE TO TERMINATE, LANDLORD REFUSAL OF ASSIGNMENT, RTA, s. 96

NOTICE TO TERMINATE TENANCY AT END OF TERM

- landlord's, RTA, ss. 48–51, 58
- • additional grounds, RTA, s. 58; LTBF, N8
- • condominiums, RTA, s. 51
- • demolition, conversion, repairs, RTA, s. 50; LTBF, N13
- • personal use, landlord, RTA, s. 48; LTBF, N12
- • personal use, purchaser, RTA, s. 49, 49.1; LTBF, N12
- period of notice, RTA, s. 44
- tenant's, RTA, s. 47; LTBF, N9

NURSING HOME

- exemption, RTA, s. 5(e)

O

OCCUPANCY AGREEMENT

- co-ownership agreement as, RTA, s. 72(2)

OFFENCES, *see also* PENALTIES

- attempts, RTA, s. 236
- generally, RTA, ss. 234, 235(1)
- knowingly, RTA, s. 233
- • corporation, RTA, s. 237
- limitation period, RTA, s. 239
- penalties, RTA, s. 238
- proof of filed documents, RTA, s. 240

OLD AGE HOME ACCOMMODATION

- exemption, RTA, s. 5(e)

OPERATING COSTS

- extraordinary increase
- • application, RTA, s. 126
- rules, RTR 516/06, s. 24

ORAL HEARING

- defined, SPPA, s. 1(1)

ORDER

- amending, LTBF, RAO; LTBIG 15; LTBRP, R24
- appeal, RTA, ss. 210, 211
- conditions in, RTA, s. 204(1)
- costs, RTA, ss. 204(2)–204(5)
- deduction from rent, RTA, ss. 207(5), (6)
- default, RTA, s. 242(2)
- eviction, RTA, ss. 80–85
- ex parte, motion to set aside, LTBF, S2
- final, binding, RTA, s. 209
- generally, RTA, ss. 204–209; LTBRP, R22
- motion to set aside, LTBF, S3
- payment, RTA, s. 205
- prohibiting a rent increase, notice to new tenant, LTBF, LNNT

Index

ORDER (*cont'd*)

- reasons, RTA, s. 208; LTBRP, R22
- review of, RTA, s. 209(2); LTBIG 8; LTBRP, R26; LTBF, RRO
- settlements, RTA, s. 206
- termination order void if arrears paid, RTA, ss. 74(4), (5); LTBRP, R25
- work, RTA, ss. 225, 226

OVERHOLDING TENANTS

- overholding subtenant, RTA, ss. 97(5), 101–102
- unauthorized occupancy, RTA, ss. 100, 103

P

PARKING GARAGES

- maintenance standard, RTR 517/06, ss. 21(2), 28

PARKING SPACE

- increased rent, RTA, s. 123

PARTIES

- action to enforce right of re-entry or forfeiture, CTA, s. 22

PASSAGES

- maintenance standard, RTR 517/06, s. 32

PAYMENT

- Board, payments to, RTA, ss. 195, 242(6); LTBIG 2; LTBRP, R20
- instalments, RTA, ss. 205(2)–(4)
- order, RTA, s. 205(1)

PENALTIES, *see also OFFENCES*

- offences, RTA, s. 238
- overholding, CTA, ss. 58, 59

PERSON

- generally, RTA, s. 2(1)
- meaning extended, SPPA, s. 1(2)
- related, RTR 516/06, s. 25(1)

PERSONAL LIABILITY

- protection from, RTA, s. 232

PERSONAL USE BY LANDLORD

- affidavit, RTA, s. 72(1)–(1.1)
- compensation to tenant, RTA, ss. 48.1, 73.1
- eviction for, LTBIG 12
- notice of termination, RTA, s. 48; LTBF, N12
- order terminating tenancy, RTA, s. 72(2)

PERSONAL USE BY PURCHASER

- condominium unit, RTA, s. 49(2), 49.1
- declaration, RTA, s. 72(1)–(1.1)
- eviction for, LTBIG 12
- notice of termination, RTA, s. 49, 49.1; LTBF, N12
- order terminating tenancy, RTA, s. 72(2)

PETS, *see ANIMALS*

PLUMBING

- maintenance standard, RTR 517/06, ss. 9–13

POSSESSION, *see also EVICTION ORDERS*

- mortgagee, MA, ss. 48, 53(2)
- payment of arrears, RTA, s. 87(1)(b)

POST-DATED CHEQUES, RTA, s. 108

POUND BREACH OR RESCUE, CTA, s. 52

PRE-HEARING CONFERENCES, LTBRP, R8; SPPA, s. 5.3

PRESCRIBED

- defined, RCSRA, s. 1; RTA, s. 2(1)

PRIVACY

- tenants', RTA, s. 25

PROCEEDING

- defined, SPPA, s. 1(1)

PROFESSIONAL ASSISTANCE, RTA, s. 179

PROHIBITION AGAINST INTERFERING WITH

Index

PROHIBITION AGAINST INTERFERING WITH REASONABLE ENJOYMENT (*cont'd*)

- **REASONABLE ENJOYMENT**, RTA, s. 22

PROPERTY MANAGER

- illegal charges, RTA, s. 134(2)

PUBLIC ACCESS

- restricting, SPPA, s. 9

PUBLIC HOUSING

- exemption, RTA, s. 7(1)

PURCHASE OF GOODS OR SERVICES

- illegal charges, RTA, s. 134(1)(b)

Q

QUESTIONING BY TELEPHONE, RTA, s. 201(1)(c)

R

REASONABLENESS

- distress, CTA, s. 43

RECEIPT, RTA, s. 109(1)

RECORD

- recording of proceedings, LTBRP, R7

RECOVERY OF LAND, CTA, s. 29

RECOVERY OF POSSESSION

- order for tenant, RTA, s. 31(3)
- restriction on landlord, RTA, s. 39

RE-ENTRY

- notice prerequisite to re-entry or forfeiture, CTA, s. 19(2)
- rights of
 - • landlords
 - • • on conviction of tenant, disorderly house, CTA, s. 18(2)
 - • • on non-payment of rent, CTA, s. 18(1)
- • lessees, CTA, s. 16

- under superior lease, CTA, s. 21

REFERENCE YEAR

- defined, RTR 516/06, ss. 19(1), 43(1), 45(1)

REFRIGERATOR

- maintenance standard, RTR 517/06, ss. 27, 40

REGULATIONS

- defined, RCSRA, s. 1; RTA, s. 2(1)
- under *Mortgages Act*, MA, s. 58
- under *Residential Tenancies Act*, 2006, RTA, ss. 241, 241.1, 241.2

RELATED PERSON

- defined, RTR 516/06, s. 25(2)

RELIEF AGAINST FORFEITURE

- residential premises, RTA, s. 83; LTBIG 7
- restraining landlord, CTA, ss. 19(2), 20(1)

RELIEF AGAINST RE-ENTRY

- restraining landlord, CTA, ss. 19(2), 20(1)

REMEDIES OF TENANT

- applications, RTA, s. 29
- compensation, RTA, ss. 52, 54, 73.1
- orders, RTA, ss. 30, 31

RENEWAL DEEMED

- tenancy, RTA, s. 38

RENOVATIONS

- notice of termination, RTA, s. 50; LTBF, N13
- tenant's right
 - • compensation, RTA, ss. 54, 73.1
 - • first refusal, RTA, ss. 53, 57.1

RENT, *see also RENT CONTROL, RENT INCREASE, RENT REDUCTION, etc.*

- abatement, RTA, ss. 31(1)(c), 57(3)2
- arrears, CTA, s. 20(4); RTA, ss. 45, 59(3), 74, 78(7); LTBIG 11

Index

- RENT** (*cont'd*)
- compensation for overholding, RTA, ss. 86, 103
 - death, CTA, s. 42
 - defined, RTA, s. 2(1)
 - deposit
 - generally, RTA, ss. 105, 106
 - interest, RTA, s. 106(6)
 - double rent for overholding, CTA, s. 59
 - eviction for failure to pay, RTA, ss. 59, 74; LTBIG 11
 - increase
 - above guideline, RTA, s. 126
 - based on *Rent Control Act*, 1992, RTA, s. 258
 - lawful, RTR 516/06, s. 12
 - non-payment
 - generally, CTA, s. 18(1)
 - residential premises, RTA, ss. 59, 74
 - payment to mortgagee, MA, s. 49
 - reduction
 - capital expenditures, RTA, s. 129
 - generally, RTA, ss. 130, 184
 - municipal taxes, RTA, s. 131
 - re-entry, CTA, s. 18
 - seek, CTA, s. 40
 - prospective tenant, RTA, s. 107
 - receipt, RTA, s. 109(1)
 - requirement, RTA, s. 106(1)
- RENT INCREASE**
- 12-month rule, RTA, s. 119
 - above guideline, RTA, ss. 126, 127; RTR 516/06, ss. 18–34; LTBF, L5
 - adding services, RTA, ss. 2(1), 123, 126; RTR 516/06, s. 16
 - agreement to increase
 - coerced agreement void, RTA, s. 124
 - generally, RTA, ss. 121–123; LTBF, N10
 - capital expenditures
 - eligibility, RTA, s. 126(7)
 - findings, RTR 516/06, s. 26
 - generally, RTR 516/06, s. 24
 - deemed acceptance, RTA, s. 118
 - elevators, work not yet completed, RTA, ss. 126(3.1), 126(12.1)
 - illegal charges, RTA, s. 134
 - notice of rent increase
 - generally, RTA, s. 116; LTBF, N1
 - rent increase and/or charges for care
 - services and meals, LTBF, N3
 - rental unit partially exempt, LTBF, N2
 - guideline increase, RTA, s. 120
 - increase above guidelines, RTA, ss. 126, 127; RTR 516/06, ss. 18–34; LTBF, L5
 - new or additional services, RTA, s. 123; RTR 516/06, s. 16
 - notice, RTA, s. 116; TPAF, N1–N3
 - order prohibiting, notice to new tenant re, LTBF, LNNT
 - two ordered increases, RTA, s. 127
 - when rent increased may be taken, RTR 516/06, s. 32
- RENT CONTROL**, *see also RENT REDUCTION, RENT INCREASE, etc.*
- assignment without consent, RTA, s. 104
 - calculation, RTR 516/06, s. 12
 - exemption from, RTA, s. 5.2, 6, 6.1
 - fees, RTA, s. 181
 - lawful rent, RTA, ss. 111, 112, 113; RTR 516/06, s. 12
 - new tenant, RTA, s. 113
 - offence, RTA, s. 234
- RENT DEPOSIT**
- amount, RTA, s. 106(2)
 - interest, RTA, ss. 106(6), 106(8)
- RENT REDUCTION**
- application, RTA, s. 130; LTBF, T3
 - capital expenditures, RTA, s. 129

Index

RENT REDUCTION (*cont'd*)

- decrease in services and facilities, RTA, ss. 125, 130
- discontinuance of services and facilities, RTA, s. 130; RTR 516/06, s. 39
- municipal taxes reduced, RTA, ss. 131, 133; RTR 516/06, s. 41
- order, RTA, ss. 130(3)–(5)
- reduced services, RTA, ss. 125, 130; RTR 516/06, s. 39
- utilities, RTA, s. 128
- variation, RTA, s. 132; RTR 516/06, s. 42

RENTAL UNIT

- defined, MA, s. 44; RTA, s. 2(1), 2(4)
- required fixtures, RTR 517/06, s. 10

REPAIRS, *see also* MAINTENANCE

- landlord obligations, RTA, ss. 20(1), 30(1)
- tenant's responsibility, RTA, s. 34

REPRESENTATIVE

- defined, SPPA, s. 1(1)
- Practice Direction on Representation before the LTB, SJTO PD-1

RESCHEDULING

- hearings, LTBIG 1; LTBRP, R21

RESIDENCES

- residences exempt from Act, RTA, ss. 5–7

RESIDENTIAL COMPLEX

- advertising prohibited, RCSRA, s. 2(2)
- application of Act, RTA, s. 3(1)
- canvassers, RTA, s. 28
- defined, MA, s. 44; RCSRA, s. 1; RTA, s. 2(1)
- sales representation
 - exemption, RCSRA, s. 3
 - generally, RCSRA, s. 2
- sale of interest prohibited, RCSRA, s. 2(1)

- transaction voidable, RCSRA, s. 4

RESIDENTIAL UNIT

- applicable legislation, RTA, s. 3(1)
- cleanliness, RTA, s. 33
- commencement of tenancy, RTA, s. 13
- covenants running with land, RTA, s. 18
- defined, MA, s. 44; RTA, s. 2(1)
- distress, RTA, s. 40
- entry, RTA, ss. 26–28
- landlord responsibilities
 - generally, RTA ss. 20–32
 - selecting tenants, RTA, s. 10; HRCR 290/98
- locks alteration, RTA, s. 24, 35
- municipal by-laws, RTA, s. 216
- notice of termination, RTA, ss. 43, 46
- offences, RTA, ss. 233–239
- post-dated cheques, RTA, s. 108(a)
- privacy, RTA, s. 25
- renewal for fixed term, RTA, s. 38
- rent deposits, RTA, s. 106
- rent payment out of court, RTA, ss. 195, 242(6)
- repairs, RTA, ss. 20(1), 34
- restraint of trade prohibited, RTA, s. 160
- right to assign, RTA, s. 95
- right to sell, RTA, s. 156
- right to sublet, RTA, s. 97
- security deposits, RTA, s. 105
- superintendent premises, RTA, ss. 2(1), 93
- tenancy agreements
 - acceleration clause void, RTA, s. 15
 - commencement of tenancy, RTA, s. 13
 - covenants interdependent, RTA, s. 17
 - covenants running with land, RTA, s. 18
 - frustrated contracts, RTA, s. 19

Index

RESIDENTIAL UNIT (*cont'd*)

- generally, RTA, ss. 10–19
- information to be provided by landlord, RTA, s. 11
- minimize losses, RTA, s. 16
- “no pet” provisions void, RTA, s. 14
- selecting prospective tenants, HRCR 290/98; RTA, s. 10
- standard form, LTBF, RTA
- written agreement, RTA, ss. 12, 12.1
- tenant responsibilities
 - generally, RTA, ss. 33–36
- termination, RTA, ss. 48–68
- writ of possession, RTA, s. 85

RESORT

- exemption, RTA, s. 5(a)

RESTRAINT OF TRADE, RTA, s. 160

REVERSION

- assignees’ remedies, CTA, s. 4
- grantee’s enforcement of covenants, CTA, s. 6
- lessee’s covenant, CTA, s. 5
- lessor’s covenant, CTA, s. 8
- merger, CTA, s. 17
- surrender, CTA, s. 17
- title on sub-demise, CTA, s. 10

REVIEW OF ORDER

- amending, RTA, s. 209(2); LTBRP, R24; LTBIG 15; SPPA, s. 21.1
- review, RTA, s. 209(2); LTBRP, R26; LTBIG 8; SPPA, s. 21.2

RODENTS, VERMIN AND INSECTS

- maintenance standard, RTR 517/06, s. 46

S

SAFETY, IMPAIRED

- termination of tenancy, RTA, s. 66; LTBF, N7

SEARCH WARRANT

- rent control, RTA, s. 231

SECURITY

- defined, RCSRA, s. 1

SECURITY DEPOSIT

- defined, RTA, s. 105(2)
- limitation, RTA, s. 105(1)
- rent deposits, RTA, s. 106

SEIZURE OF GOODS

- procedure, CTA, ss. 33–37

SERVICE OF DOCUMENTS

- applications, RTA, s. 188; LTBRP, R3, R5
- certificate of, RTA, s. 188(3); LTBRP, R3; LTBF, CS
- document, RTA, s. 191; LTBRP, R3
- method, RTA, s. 191; LTBRP, R5
- motion, RTA, s. 188; LTBRP, R5
- notice of hearing, RTA, s. 188; LTBRP, R5

SERVICES

- discontinuing or reduced, RTA, s. 130; RTR 516/06, s. 39
- new or additional, RTA, s. 123; RTR 516/06, s. 16
- withheld by landlord, RTA, s. 21(1)

SERVICES AND FACILITIES

- defined, RTA, s. 2(1)

SETTLEMENTS WITHOUT

MEDIATION, *see also* MEDIATED SETTLEMENT

- settlement agreement, RTA, s. 206; LTBRP, R13, R14

SEVERANCE

- security of tenure, RTA, s. 56
- tenant’s right to compensation, RTA, ss. 55, 55.1

Index

SEWAGE SYSTEM

- maintenance standards, RTR 517/06, ss. 9(2), (3), 35

SINGLE FAMILY HOME

- defined, MA, s. 45
- obtaining possession, MA, s. 53
- showing, MA, s. 55

SMALL CLAIMS COURT

- Board's jurisdiction, RTA, s. 207(1)

SMART METERS

- defined, RTA, s. 137(1)
- landlord's obligation, RTA, s. 137(2)–(4), (7)

SOCIAL, ETC. HOUSING

- exemption, RTA, s. 7(1)

SOCIAL HOUSING REFORM ACT

- exemptions relating to social housing, RTA, s. 7

SOCIAL JUSTICE TRIBUNALS ONTARIO — PRACTICE DIRECTIONS

- Practice Direction on Applications Involving Non-Profit Housing Co-operatives, SJTO PD-4
- Practice Direction on Case Management Hearing, SJTO PD-3
- Practice Direction on Fee Waiver, SJTO PD-2
- Practice Direction on Representation before the LTB, SJTO PD-1

SPOUSE

- defined, CTA, s. 1; MA, s. 44; RTA, s. 2(1)
- of tenant who vacated, landlord's notice to, LTBF, N14
- personal use by landlord or, RTA, ss. 48, 72

STANDING CROPS

- defined, CTA, s. 1
- distress, CTA, s. 45

STATUTORY POWER OF DECISION

- defined, SPPA, s. 1(1)

STATUTORY POWERS PROCEDURE ACT

- applies, RTA, s. 184

STORAGE ROOM

- maintenance standards, RTR 517/06, s. 42

STRONG COMMUNITIES HOUSING ALLOWANCE PROGRAM — TORONTO PILOT, RTR 516/06, ss. 11(1)3, 12(7)

SUBLET

- charges, RTA, s. 97(3)
- consent not to be unreasonably withheld, CTA, s. 23(1); RTA, s. 97(2)
- application to court where consent withheld, CTA, s. 23(2); RTA, s. 98(1)
- consequences, RTA, s. 97(4)
- defined, RTA, s. 2(2)
- illegal charges, RTA, s. 134(3)
- money illegally collected, RTA, s. 135(3)
- orders, RTA, s. 98(3)
- eviction with termination order, RTA, s. 98(6)
- overholding, RTA, ss. 97(5), 101
- right, RTA, s. 97(1)
- tenant application, CTA, s. 23(2); RTA, s. 98
- tenant's notice, RTA, s. 99

SUBSIDIARY DWELLING UNIT

- defined, MA, s. 45(4)

SUB-TENANTS

- bankruptcy, CTA, s. 39
- defined, RTA, s. 2(1)
- overholding, RTA, ss. 97(5), 101
- compensation order, RTA, s. 102
- tenant's notice, RTA, s. 99

Index

SUPERINTENDENT

- illegal charges, RTA, s. 134(2)

SUPERINTENDENT'S PREMISES

- application to Board, RTA, s. 94
- defined, RTA, s. 2(1)
- termination, RTA, ss. 93, 94

SURFACES

- maintenance standard, RTR 517/06, s. 37

SURRENDER

- election on bankruptcy, CTA, s. 39(1)

T

TAXES

- covenant to pay, CTA, s. 27

TELEPHONE QUESTIONING, RTA, s. 201(1)(c)

TENANCY AGREEMENT

- acceleration clause void, RTA, s. 15
- commencement of tenancy, RTA, s. 13
- covenants interdependent, RTA, s. 17
- covenants running with land, RTA, s. 18
- defined, MA, s. 44; RTA, s. 2(1)
- frustrated contracts, RTA, s. 19
- generally, RTA, ss. 10–19
- information to be provided by landlord, RTA, s. 11
- Landlord and Tenant Board Interpretation Guideline, LTBIG 21
- minimize losses, RTA, s. 16
- “no pet” provisions void, RTA, s. 14
- selecting prospective tenants, HRCR 290/98; RTA, s. 10
- written agreement
 - after compliance, RTA, s. 12(5)
 - copy of agreement, RTA, s. 12(2)
 - failure to comply, RTA, s. 12(4)
 - name and address in written agreement, RTA, s. 12(1)

- notice if agreement not in writing, RTA, s. 12(3)
- prescribed class, RTA, s. 12.1, RTR 9/18

TENANT

- attornment, CTA, s. 62
- changing locks, RTA, s. 35(1)
- deemed acceptance of rent increase, RTA, s. 118
- defined, CTA, ss. 1, 31(1); MA, s. 44; RTA, s. 2(1); RTR 516/06, s. 3
- entry by landlord when complying with Act, RTA, s. 26
- mortgagee
 - disclosure of tenants, MA, s. 50
 - payment of rent, MA, s. 49
 - right to recovery, MA, s. 54(3)
 - right to reoccupy, MA, s. 54(1)
 - rights, MA, s. 56
 - termination of tenancy, MA, s. 53
- prohibition against harassment, RTA, s. 23
- prohibition against interference, RTA, s. 22
- remedies against landlord, other, CTA, s. 73
- selecting tenants for residential accommodation, HRCR 290/98
- subtenants, RTA, ss. 97(5), 101

TENANT PROTECTION ACT, 1997

- applications made under *Tenant Protection Act, 1997*, RTA, s. 242
- forms, RTA, s. 246
- orders under former Act, RTA, s. 244
- proceedings before other bodies, RTA, s. 243
- rent registry, former, RTA, s. 245

TERMINATION

- Act, RTA, s. 37(1)
- agreement to terminate, RTA, ss. 37(3), 37(5), 77

Index

TERMINATION (*cont'd*)

- assignment, refusal of, RTA, s. 96
 - care homes, RTA, s. 144–146
 - cause, RTA, ss. 59, 60, 61
 - conversion, RTA, s. 50
 - demolition, RTA, s. 50
 - early, RTA, ss. 59–68
 - damage, RTA, ss. 62, 63; LTBF, N5, N7
 - further contravention, RTA, s. 68
 - illegal act, RTA, s. 61; LTBF, N4
 - impairment of safety, RTA, s. 66; LTBF, N7
 - interference with enjoyment, RTA, ss. 64–65; LTBF, N5, N7
 - misrepresentation of income, RTA, s. 60; LTBF, N6
 - non-payment of rent, RTA, s. 59; LTBF, N4
 - too many persons, RTA, s. 67; LTBF, N5
 - end of term
 - landlord, RTA, ss. 48–51, 58
 - additional grounds, RTA, s. 58; LTBF, N8
 - condominiums, RTA, s. 51
 - demolition, conversion, repairs, RTA, s. 50; LTBF, N13
 - personal use, landlord, RTA, ss. 48, 48.1; LTBF, N12
 - personal use, purchaser, RTA, s. 48; LTBF, N12
 - rent-geared-to-income assistance, RTA, s. 58(3)
 - tenant, RTA, s. 47; LTBF, N9
 - eviction with termination order, RTA, ss. 32, 98(6)
 - illegal act, RTA, s. 61; LTBF, N4
 - impairment of safety of tenant and others, RTA, s. 66; LTBF, N7
 - interference with reasonable enjoyment, RTA, s. 64, 65; LTBF, N5, N7
 - misrepresentation of income, RTA, s. 60; LTBF, N6
 - mobile home, RTA, s. 162–164
 - non-payment of rent, RTA, s. 59; LTBF, N4
 - notice
 - confidentiality where given under ss. 47.1(1) or 47.2(1), RTA, s. 47.4
 - generally, RTA, ss. 37(2), 43
 - given in bad faith, RTA, s. 57
 - presumption where unit not occupied within reasonable time, RTA, s. 57(5)
 - previous determination of good faith, RTA, s. 57(4)
 - payment, effect of, RTA, s. 45
 - period of notice, RTA, s. 58(2)
 - terminating interest in joint tenancy, RTA, s. 47.2
 - void, RTA, ss. 37(4), 46(1)
 - personal use, RTA, ss. 48, 49, 72; LTBF, N12, N13; LTBIG 12
 - superintendent's premises, RTA, s. 93, 94
 - tenant's notice to terminate, RTA, ss. 47, 47.0.1, 47.1
 - tenant or child of tenant experiencing violence or abuse, RTA, s. 47.3
 - too many persons, RTA, s. 67; LTBF, N5
- ### THERAPEUTIC INSTITUTION
- exemption, RTA, s. 5(k)
- ### TIME
- computation, RTA, s. 193
 - extending or shortening, RTA, s. 190; LTBRP, R16
 - request to extend or shorten, LTBF, REST
 - restrictions, RTR 516/06, s. 56
- ### TOURIST CAMP
- exemption, RTA, s. 5(a)

Index

TOURIST HOME

- exemption, RTA, s. 5(a)

TRADE

- restraint prohibited, RTA, s. 160
- without a licence, CTA, s. 18(2)

TRAILER PARK

- exemption, RTA, s. 5(a)

TRANSCRIPT

- absence of, RTA, ss. 83(1), 242(3)

TRANSITION

- applications made under *Tenant Protection Act, 1997*, RTA, s. 242
- forms, RTA, s. 246
- orders under former Act, RTA, s. 244
- proceedings before other bodies, RTA, s. 243
- rent registry, former, RTA, s. 245

TRIBUNAL

- defined, SPPA, s. 1(1)
- enforcement of orders, SPPA, s. 19
- interim decisions, SPPA, s. 16.1
- maintaining records of proceedings, SPPA, s. 20
- notice of decisions, SPPA, ss. 18, 24
- powers to combine proceedings, SPPA, s. 9.1
- review of decisions, SPPA, s. 21.2
- summonses, SPPA, s. 12

TRUSTEES, see BANKRUPTCY

U

UNAUTHORIZED OCCUPANCY

- order evicting person, RTA, s. 100

UNDER-LEASE

- defined, CTA, s. 19(1)

UNDER-LESSEES

- chief leases removed, CTA, s. 63
- defined, CTA, s. 19(1)

- forfeiture of superior lease, CTA, s. 21

UNDER-TENANT

- defined, CTA, s. 32(1)
- no property in goods, CTA, s. 32(2)

UTILITIES

- defined, RTA, s. 2(1)
- landlord obligations, RTA, s. 138(5)

V

VACATION HOME

- exemption, RTA, s. 5(a)

VENTILATION

- maintenance standard, RTR 517/06, s. 20

VIEW PREMISES, RTA, s. 201(4)

VITAL SERVICES

- accounting of rents, RTA, s. 222(2)
- appeals, RTA, s. 220
- by-laws, RTA, ss. 215–216
- defined, RTA, s. 2(1); RTR 516/06, s. 4
- immunity, RTA, s. 223
- inspection, RTA, s. 218
- municipality providing services, RTA, s. 219
- notice by supplier, RTA, s. 217
- payments transferred, RTA, s. 221
- use of money, RTA, s. 222

W

WALLS AND CEILINGS

- maintenance standards, RTR 517/06, s. 39

WARRANT FOR ARREST

- defaulting witness, SPPA, Form 2

WASHROOM

- maintenance standard, RTR 517/06, s. 12

Index

WEEKLY TENANCIES

- notice to quit, CTA, s. 28; RTA, s. 44(1)

WINDOWS

- maintenance standard, RTR 517/06, ss. 22, 29

WORK

- defined, RTR 516/06, s. 8(1)

WORK ORDER

- inspector's order, RTA, s. 225
- review, RTA, s. 226

WRIT OF POSSESSION

- eviction order having same effect, RTA, s. 85

WRITTEN HEARINGS

- defined, SPPA, s. 1(1)
- generally, LTBRP, R7

WRONGFUL DISTRESS, CTA, s. 55