

Table of Contents

COMMERCIAL TENANCIES ACT

- 1 Definitions
 - § 1:1 Case Law
- 2 Application
 - § 2:1 Case Law
- 2.1 Application, forfeited property etc.

PART I (SS. 3–64)

- 3 Relation of landlord and tenant
 - § 3:1 Related Provisions
 - § 3:2 Case Law
- 4 Remedies available to assignees of reversion
- 5 Lessee's covenant to run with reversion
- 6 Grantee of reversion may enforce covenants
- 7 Action of covenant, etc., against assigns of grantors and lessors
 - § 7:1 Case Law
- 8 Lessor's covenants to run with reversion
- 9 Apportionment of conditions on severance, etc.
- 10 On subdemise title to leasehold reversion not to be required
- 11 Effect of lease where there is a deviation from terms of the power to demise
- 12 What may be deemed a confirmation of invalid lease
- 13 Duty of lessee to accept confirmation
- 14 Effect of invalid leases if grantor continues in ownership
- 15 What shall be deemed an intended exercise of a power
- 16 Saving the rights of the lessees under certain covenants and the lessor's right of re-entry
- 17 Effect of surrender or merger of reversion expectant in certain cases
 - § 17:1 Case Law
- 18 Re-entry on non-payment of rent
 - § 18(1):1 Related Provisions
 - § 18(1):2 Case Law
 - § 18(2):1 Related Provisions
 - § 18(2):2 Case Law
- 19 Definitions
 - § 19(1):1 Case Law
 - § 19(2):1 Commentary
 - § 19(2):2 Case Law

- 20 Relief against forfeiture
 - § 20(1):1 Related Provisions
 - § 20(1):2 Case Law
 - § 20(3):1 Case Law
 - § 20(4):1 Case Law
 - § 20(7):1 Related Provisions
 - § 20(7):2 Case Law
 - § 20(8):1 Commentary
 - § 20(8):2 Case Law
- 21 Protection of under-lessees on forfeiture of superior lease
 - § 21:1 Commentary
 - § 21:2 Related Provisions
 - § 21:3 Case Law
- 22 Who must be parties to an action to enforce right of re-entry or forfeiture
 - § 22:1 Related Provisions
 - § 22:2 Case Law
- 23 Licence to assign not to be unreasonably withheld
 - § 23(1):1 Case Law
 - § 23(2):1 Commentary
 - § 23(2):2 Case Law
- 24 Restriction of effect of licence under power contained in lease, etc.
- 25 Restricted operation of partial licences
- 26 Restriction of effect of waiver of covenant
- 27 Covenant to pay taxes not to include taxes for local improvements
- 28 Notice to quit in case of weekly or monthly tenancies
 - § 28:1 Related Provisions
 - § 28:2 Case Law
- 29 Penalty on tenant receiving originating process for recovery of land and not notifying his landlord
- 30 Exemption of goods
 - § 30:1 Related Provisions
- 31 Definition
 - § 31(1):1 Related Provisions
 - § 31(1):2 Case Law
 - § 31(2):1 Case Law
 - § 31(3):1 Case Law
- 32 Definition
 - § 32:1 Case Law
- 33 Duty of tenant claiming exemption to surrender premises
- 34 Seizure of exempted goods
 - § 34:1 Case Law
- 35 Right of set off

TABLE OF CONTENTS

- § 35:1 Case Law
- 36 Service of notices
 - § 36:1 Case Law
- 37 Formal defects not to invalidate
- 38 Lien of landlord in bankruptcy, etc.
 - § 38(1):1 Related Provisions
 - § 38(1):2 Case Law
 - § 38(2):1 Case Law
- 39 Election to surrender
 - § 39(1):1 Case Law
 - § 39(2):1 Commentary
 - § 39(2):2 Case Law
 - § 39(3):1 Case Law
- 40 Distress for rents seck
- 41 Distress for arrears on leases determined
 - § 41:1 Case Law
- 42 Right of persons entitled to rent during life of another to recover same after death
- 43 Distress to be reasonable
 - § 43:1 Related Provisions
 - § 43:2 Case Law
- 44 Right to distrain grain, etc.
- 45 Right to distrain cattle or livestock
 - § 45(2):1 Case Law
 - § 45(6):1 Related Provisions
- 46 Conditional exemption of certain beasts

WHERE DISTRESS MAY BE TAKEN

- 47 Chattels not to be distrained off the premises
 - § 47:1 Case Law

FRAUDULENT REMOVAL

- 48 Landlords may distrain goods fraudulently carried off the premises
 - § 48(1):1 Case Law
- 49 Right of landlord to break open houses where goods fraudulently secured
- 50 Penalty for fraudulently removing, or assisting to remove, goods
 - § 50:1 Case Law
- 51 Beasts distrained
 - § 51:1 Case Law
- 52 Pound breach or rescue
- 53 Sale of distress, when it may be made
 - § 53:1 Case Law

2024 ANNOTATED ONTARIO LANDLORD AND TENANT STATUTES

- 54 Irregularities not to make distress void from the beginning
 - § 54:1 Case Law
- 55 Wrongful distress
 - § 55(1):1 Case Law
 - § 55(2):1 Case Law
 - § 55(2):2 Related Provisions
- 56 Goods taken in execution not to be removed till rent paid
- 57 Liability of growing crops seized and sold under execution for accruing rent
 - § 57:1 Related Provisions
- 58 Penalty of double value for overholding
 - § 58:1 Related Provisions
 - § 58:2 Case Law
- 59 Penalty of double rent for overholding
 - § 59:1 Case Law
- 60 Right of personal representatives to distrain for arrears
- 61 Nullity of attornment to stranger
- 62 Attornment of tenant, in what cases not necessary
- 63 Chief leases may be removed without surrendering all the under-leases
- 64 Who may renew on behalf of persons out of Ontario

PART II (SS. 65–73)

- 65 Definition
- 66 Disputes as to right to distrain
 - § 66:1 Case Law
- 67 Order of judge pending determination of dispute
- 68 Jurisdiction of judge
- 69 When decision of judge final
- 70 Appeal from summary determination
- 71 Appeal where action brought or issue tried
- 72 Scale of costs
- 73 Other remedies of tenant

PART III (SS. 74–78)

- 74 Application to judge against overholding tenant
 - § 74(1):1 Case Law
 - § 74(3):1 Case Law
- 75 Application, how entitled
- 76 Procedure on default of appearance
 - § 76:1 Case Law
- 77 Power of amendment
 - § 77:1 Case Law
- 78 Appeal
 - § 78(1):1 Case Law

TABLE OF CONTENTS

PART IV (SS. 79–130)

79	[Repealed 2020, c. 36, Sched. 5, s. 1(2).]
80	[Repealed 2020, c. 36, Sched. 5, s. 1(2).]
81	[Repealed 2020, c. 36, Sched. 5, s. 1(2).]
82	[Repealed 2020, c. 36, Sched. 5, s. 1(2).]
83	[Repealed 2020, c. 36, Sched. 5, s. 1(2).]
§ 83:1	Case Law
84	[Repealed 2020, c. 36, Sched. 5, s. 1(2).]
85	[Repealed 2020, c. 36, Sched. 5, s. 1(2).]
86	[Repealed 2020, c. 36, Sched. 5, s. 1(2).]
87	[Repealed 2020, c. 36, Sched. 5, s. 1(2).]
88.–130	[Repealed 1997, c. 24, s. 213(4).]
Form 1	Notice to Tenant
Form 2	Notice to Landlord
Form 3	Writ of Possession
§ TC:1	Table of Concordance: Tenant Protection Act, 1997 to Residential Tenancies Act, 2006
§ TC:2	Table of Concordance: Residential Tenancies Act, 2006 to Tenant Protection Act, 1997

RESIDENTIAL TENANCIES ACT, 2006

PART I INTRODUCTION (SS. 1–9)

1	Purposes of Act
§ 1:1	Case Law
2	Interpretation
§ 2(1):1	Commentary: “Board”
§ 2(1):2	Related Provisions: “Board”
§ 2(1):3	Case Law: “care home”
§ 2(1):4	Related Provisions: “care services”
§ 2(1):5	Commentary: “guideline”
§ 2(1):6	Related Provisions: “guideline”
§ 2(1):7	Related Provisions: “land lease community”
§ 2(1):8	Case Law: “land lease community”
§ 2(1):9	Commentary: “land lease home”
§ 2(1):10	Related Provisions: “land lease home”
§ 2(1):11	Case Law: “land lease home”
§ 2(1):12	Related Provisions: “landlord”
§ 2(1):13	Case Law: “landlord”
§ 2(1):14	Commentary: “member unit”
§ 2(1):15	Related Provisions: “mobile home”
§ 2(1):16	Case Law: “mobile home”
§ 2(1):17	Related Provisions: “mobile home park”

2024 ANNOTATED ONTARIO LANDLORD AND TENANT STATUTES

- § 2(1):18 Commentary: “municipal taxes and charges”
- § 2(1):19 Related Provisions: “municipal taxes and charges”
- § 2(1):20 Related Provisions: “non-profit housing co-operative”
- § 2(1):21 Case Law: “non-profit housing co-operative”
- § 2(1):22 Related Provisions: “rent”
- § 2(1):23 Case Law: “rent”
- § 2(1):24 Case Law: “rental unit”
- § 2(1):25 Related Provisions: “residential complex”
- § 2(1):26 Case Law: “residential complex”
- § 2(1):27 Commentary: “Rules”
- § 2(1):28 Case Law: “services and facilities”
- § 2(1):29 Commentary: “subtenant”
- § 2(1):30 Related Provisions: “subtenant”
- § 2(1):31 Related Provisions: “superintendent’s premises”
- § 2(1):32 Case Law: “superintendent’s premises”
- § 2(1):33 Related Provisions: “tenancy agreement”
- § 2(1):34 Case Law: “tenancy agreement”
- § 2(1):35 Related Provisions: “tenant”
- § 2(1):36 Case Law: “tenant”
- § 2(1):37 Related Provisions: “vital service”
- § 2(1):38 Case Law: “vital service”
- § 2(1):39 Case Law
- § 2(3):1 Case Law
- 3 Application of Act
 - § 3(1):1 Case Law
 - § 3(4):1 Related Provisions
 - § 3(4):2 Case Law
- 4 Provisions conflicting with Act void
 - § 4:1 Related Provisions
 - § 4:2 Case Law
- 5 Exemptions from Act
 - § 5:1 Commentary
 - § 5:2 Related Provisions
 - § 5:3 Case Law
- 5.1 Other exemption from Act
- 5.2 Other exemption from Act, site for land lease home
- 6 Other exemptions
 - § 6:1 Case Law
- 6.1 Exemptions from rules relating to rent
- 7 Exemptions related to social, etc., housing
 - § 7(1):1 Related Provisions
 - § 7(1):2 Case Law
 - § 7(2):1 Related Provisions
 - § 7(3):1 Related Provisions

TABLE OF CONTENTS

- 8 Rent geared-to-income
 - § 8:1 Related Provisions
- 9 Application to determine issues
 - § 9:1 Commentary
 - § 9:2 Case Law

PART II TENANCY AGREEMENTS (SS. 10–19)

- 10 Selecting prospective tenants
 - § 10:1 Related Provisions
 - § 10:2 Case Law
- 11 Information to be provided by landlord
 - § 11:1 Commentary
- 12 Tenancy agreement
 - § 12(1):1 Case Law
 - § 12(5):1 Commentary
 - § 12(5):2 Related Provisions
 - § 12(5):3 Case Law
- 12.1 Tenancy agreement in respect of tenancy of a prescribed class
- 13 Commencement of tenancy
 - § 13:1 Case Law
- 14 “No pet” provisions void
 - § 14:1 Related Provisions
 - § 14:2 Case Law
- 15 Acceleration clause void
 - § 15:1 Commentary
 - § 15:2 Case Law
- 16 Minimize losses
 - § 16:1 Case Law
- 17 Covenants interdependent
 - § 17:1 Case Law
- 18 Covenants running with land
 - § 18:1 Case Law
- 19 Frustrated contracts
 - § 19:1 Commentary
 - § 19:2 Case Law

PART III RESPONSIBILITIES OF LANDLORDS (SS. 20–32)

- 20 Landlord’s responsibility to repair
 - § 20(1):1 Case Law
 - § 20(2):1 Case Law
 - § 20(2):2 Related Provisions
- 21 Landlord’s responsibility re services
 - § 21(1):1 Case Law

2024 ANNOTATED ONTARIO LANDLORD AND TENANT STATUTES

- § 21(2):1 Related Provisions
- § 21(2):2 Case Law
- 22 Landlord not to interfere with reasonable enjoyment
 - § 22:1 Case Law
- 23 Landlord not to harass, etc.
 - § 23:1 Case Law
- 24 Changing locks
 - § 24:1 Related Provisions
 - § 24:2 Case Law
- 25 Privacy
- 26 Entry without notice
 - § 26:1 Related Provisions
 - § 26:2 Case Law
- 27 Entry with notice
 - § 27(1):1 Case Law
 - § 27(3):1 Commentary
 - § 27(3):2 Related Provisions
 - § 27(3):3 Case Law
- 28 Entry by canvassers
 - § 28:1 Related Provisions
- 29 Tenant applications
 - § 29(1):1 Case Law
 - § 29(2):1 Case Law
 - § 29(2):2 Related Provisions
- 30 Order, repair, comply with standards
 - § 30:1 Related Provisions
 - § 30:2 Case Law
- 31 Other orders re s. 29
 - § 31(1):1 Case Law
 - § 31(2):1 Case Law
 - § 31(5):1 Case Law
 - § 31(5):2 Related Provisions
- 32 Eviction with termination order

PART IV RESPONSIBILITIES OF TENANTS (SS. 33-36)

- 33 Tenant's responsibility for cleanliness
 - § 33:1 Case Law
- 34 Tenant's responsibility for repair of damage
 - § 34:1 Case Law
- 35 Changing locks
 - § 35:1 Commentary
 - § 35:2 Related Provisions
 - § 35:3 Case Law
- 36 Tenant not to harass, etc.

TABLE OF CONTENTS

§ 36:1 Case Law

**PART V SECURITY OF TENURE AND TERMINATION
OF TENANCIES (SS. 37-94)**

SECURITY OF TENURE

- 37 Termination only in accordance with Act
 - § 37(5):1 Case Law
 - § 37(11):1 Commentary
 - § 37(11):2 Related Provisions
 - § 37(11):3 Case Law
- 38 Deemed renewal where no notice
 - § 38:1 Case Law
- 39 Restriction on recovery of possession
 - § 39:1 Commentary
 - § 39:2 Related Provisions
 - § 39:3 Case Law
- 40 Distress abolished
 - § 40:1 Case Law
- 41 Disposal of abandoned property if unit vacated
 - § 41(3):1 Case Law
 - § 41(4):1 Case Law
 - § 41(6):1 Related Provisions
 - § 41(6):2 Case Law
- 42 Disposal of property, unit abandoned
 - § 42:1 Related Provisions
 - § 42:2 Case Law

NOTICE OF TERMINATION—GENERAL

- 43 Notice of termination
 - § 43:1 Case Law
 - § 43(2):1 Case Law
 - § 43(2):2 Related Provisions
- 44 Period of notice
 - § 44(2):1 Case Law
 - § 44(3):1 Case Law
 - § 44(4):1 Case Law
- 45 Effect of payment
 - § 45:1 Case Law
- 46 Where notice void
 - § 46:1 Case Law

NOTICE BY TENANT

- 47 Tenant's notice to terminate, end of period or term
 - § 47:1 Commentary
 - § 47:2 Related Provisions
 - § 47:3 Case Law

**NOTICE BY TENANT BEFORE END OF YEARLY PERIOD OR
FIXED TERM OF TENANCY REFERRED TO IN SUBS. 12.1(1)**

- 47.0.1 Notice to terminate before end of period or term, tenancy referred to in subs. 12.1(1)

NOTICE BY TENANT BEFORE END OF PERIOD OR TERM

- 47.1 Notice to terminate tenancy, before end of period or term
- 47.2 Notice to terminate interest in joint tenancy
- 47.3 Tenant or child deemed to have experienced violence or another form of abuse
- 47.4 Confidentiality

NOTICE BY LANDLORD AT END OF PERIOD OR TERM

- 48 Notice, landlord personally, etc., requires unit
 - § 48:1 Case Law
 - § 48(4):1 Commentary
 - § 48(4):2 Related Provisions
 - § 48(4):3 Case Law
- 48.1 Compensation, notice under s. 48
- 49 Notice, purchaser personally requires unit
 - § 49(3):1 Case Law
 - § 49(5):1 Commentary
 - § 49(5):2 Related Provisions
 - § 49(5):3 Case Law
- 49.1 Compensation, notice under s. 49(1) or (2)
 - § 49.1:1 Case Law
- 50 Notice, demolition, conversion or repairs
 - § 50(1):1 Case Law
 - § 50(2):1 Case Law
 - § 50(3):1 Case Law
 - § 50(5):1 Commentary
 - § 50(5):2 Related Provisions
 - § 50(5):3 Case Law
- 51 Conversion to condominium, security of tenure
 - § 51(1):1 Case Law
 - § 51(7):1 Commentary
 - § 51(7):2 Related Provisions

TABLE OF CONTENTS

52	Compensation, demolition or conversion
§ 52:1	Related Provisions
§ 52:2	Case Law
53	Tenant's right of first refusal, repair or renovation
§ 53:1	Case Law
54	Tenant's right to compensation, repair or renovation
§ 54:1	Case Law
55	Tenant's right to compensation, severance
55.1	Compensation under ss. 48.1, 49.1, 52, 54 or 55
56	Security of tenure, severance, subdivision
57	Former tenant's application where notice given in bad faith
§ 57(1):1	Case Law
§ 57(3):1	Case Law
§ 57(8):1	Case Law
57.1	Former tenant's application, failure to afford tenant right of first refusal
58	Notice at end of term or period, additional grounds
§ 58(1):1	Case Law
§ 58(3):1	Commentary
§ 58(3):2	Case Law

NOTICE BY LANDLORD BEFORE END OF PERIOD OR TERM

59	Non-payment of rent
§ 59(1):1	Case Law
§ 59(3):1	Case Law
§ 59(3):2	Commentary
§ 59(3):3	Related Provisions
§ 59(3):4	Case Law
60	Termination for cause, misrepresentation of income
§ 60(1):1	Case Law
§ 60(2):1	Commentary
61	Termination for cause, illegal act
§ 61(1):1	Case Law
§ 61:1	Commentary
§ 61:2	Related Provisions
§ 61:3	Case Law
62	Termination for cause, damage
§ 62:1	Commentary
§ 62:2	Related Provisions
§ 62:3	Case Law
63	Termination for cause, damage, shorter notice period
§ 63:1	Commentary
§ 63:2	Related Provisions
§ 63:3	Case Law

2024 ANNOTATED ONTARIO LANDLORD AND TENANT STATUTES

- 64 Termination for cause, reasonable enjoyment
 - § 64(1):1 Case Law
 - § 64(2):1 Case Law
 - § 64(3):1 Case Law
 - § 64(3):2 Commentary
 - § 64(3):3 Related Provisions
 - § 64(3):4 Case Law
- 65 Termination for cause, reasonable enjoyment of landlord in small building
 - § 65(1):1 Case Law
 - § 65(3):1 Commentary
 - § 65(3):2 Related Provisions
 - § 65(3):3 Case Law
- 66 Termination for cause, act impairs safety
 - § 66(1):1 Case Law
 - § 66(2):1 Commentary
 - § 66(2):2 Case Law
- 67 Termination for cause, too many persons
 - § 67:1 Commentary
 - § 67:2 Related Provisions
- 68 Notice of termination, further contravention
 - § 68:1 Commentary
 - § 68:2 Case Law

APPLICATION BY LANDLORD—AFTER NOTICE OF TERMINATION

- 69 Application by landlord
 - § 69:1 Commentary
 - § 69:2 Related Provisions
 - § 69:3 Case Law
- 70 No application during remedy period
 - § 70:1 Case Law
- 71 Immediate application
 - § 71:1 Related Provisions
 - § 71:2 Case Law
- 71.1 Application based on certain notice
- 72 Landlord or purchaser personally requires premises
 - § 72:1 Related Provisions
 - § 72:2 Case Law
- 73 Demolition, conversion, repairs
 - § 73:1 Related Provisions
 - § 73:2 Case Law
- 73.1 Compensation under s. 48.1, 49.1, 52, 54 or 55
- 74 Non-payment of rent

TABLE OF CONTENTS

- § 74(2):1 Case Law
- § 74(11):1 Case Law
- § 74(12):1 Case Law
- § 74(19):1 Related Provisions
- 75 Illegal act
 - § 75:1 Related Provisions
- 76 Application based on animals
 - § 76:1 Related Provisions
 - § 76:2 Case Law

APPLICATION BY LANDLORD—NO NOTICE OF TERMINATION

- 77 Agreement to terminate, tenant’s notice
 - § 77:1 Commentary
 - § 77:2 Case Law
- 78 Application based on previous order, mediated settlement
 - § 78(1):1 Case Law
 - § 78(11):1 Case Law
 - § 78(13):1 Commentary
 - § 78(13):2 Case Law
- 79 Abandonment of rental unit
 - § 79:1 Related Provisions

EVICITION ORDERS

- 80 Effective date of order
 - § 80:1 Related Provisions
- 81 Expiry date of order
 - § 81:1 Case Law
- 82 Tenant issues
 - § 82:1 Related Provisions
 - § 82:2 Case Law
- 83 Power of Board, eviction
 - § 83(1):1 Related Provisions
 - § 83(1):2 Case Law
 - § 83(2):1 Case Law
 - § 83(3):1 Related Provisions
 - § 83(3):2 Case Law
 - § 83(4):1 Case Law
 - § 83(8):1 Case Law
- 84 Expedited eviction order
 - § 84:1 Case Law
- 85 Effect of eviction order
 - § 85:1 Case Law

COMPENSATION FOR LANDLORD

- 86 Compensation, unit not vacated
- 87 Applications
 - § 87(1):1 Commentary
 - § 87(1):2 Case Law
 - § 87(5):1 Commentary
 - § 87(5):2 Case Law
- 88 Arrears of rent when tenant abandons or vacates without notice
 - § 88:1 Case Law
- 88.1 Application for compensation for interference with reasonable enjoyment, etc.
- 88.2 Application for compensation for failure to pay utility costs
- 89 Application for compensation for damage
 - § 89(1):1 Case Law
 - § 89(4):1 Commentary
 - § 89(4):2 Case Law
- 90 Compensation, misrepresentation of income
 - § 90:1 Commentary

DEATH OF TENANT

- 91 Death of tenant
 - § 91:1 Related Provisions
- 92 Landlord may dispose of property

SUPERINTENDENT'S PREMISES

- 93 Termination of tenancy
 - § 93:1 Related Provisions
 - § 93:2 Case Law
- 94 Application to Board
 - § 94:1 Related Provisions

PART V.1 TERMINATION OF OCCUPANCY—NON-PROFIT HOUSING CO-OPERATIVES (SS. 94.1–94.17)

INTERPRETATION

- 94.1 Interpretation

NOTICE OF TERMINATION OF OCCUPANCY BY CO-OPERATIVE

- 94.2 Notice of termination of occupancy
 - § 94.2(1):1 Case Law
- 94.3 Form, contents of notice of termination
- 94.4 Termination date and other requirements in notice

TABLE OF CONTENTS

- 94.5 Where notice void
- 94.6 Effect of payment

APPLICATION BY CO-OPERATIVE—AFTER NOTICE OF TERMINATION

- 94.7 Application to Board, after notice is given to member
- 94.8 Immediate application
- 94.9 No jurisdiction re *Co-operative Corporations Act*

APPLICATION BY CO-OPERATIVE—NO NOTICE OF TERMINATION

- 94.10 Application to Board, without notice, based on member's withdrawal, consent or notice
- 94.11 Application to Board, without notice, based on previous order, mediated settlement

REFUSAL TO GRANT OR POSTPONEMENT OF TERMINATION OF OCCUPANCY AND EVICTION ORDERS

- 94.12 Power of Board to refuse order

COMPENSATION FOR CO-OPERATIVE

- 94.13 Compensation, member unit not vacated
- 94.14 Application for arrears, compensation
- 94.15 Compensation for damage

BOARD PROCEEDINGS

- 94.16 Application of ss. 74 to 90

OFFENCES

- 94.17 Offences

PART VI ASSIGNMENT, SUBLETTING AND UNAUTHORIZED OCCUPANCY (SS. 95–104)

- 95 Assignment of tenancy
 - § 95(7):1 Commentary
 - § 95(7):2 Related Provisions
 - § 95(7):3 Case Law
 - § 95(9):1 Case Law
- 96 Tenant's notice to terminate, refusal of assignment
 - § 96:1 Commentary
- 97 Subletting rental unit
 - § 97(1):1 Case Law
 - § 97(3):1 Case Law
 - § 97(6):1 Related Provisions

2024 ANNOTATED ONTARIO LANDLORD AND TENANT STATUTES

- § 97(6):2 Case Law
- 98 Tenant application
 - § 98:1 Commentary
 - § 98:2 Case Law
- 99 Tenant's notice, application re subtenant
- 100 Unauthorized occupancy
 - § 100(1):1 Commentary
 - § 100(1):2 Related Provisions
 - § 100(1):3 Case Law
 - § 100(2):1 Case Law
 - § 100(3):1 Case Law
 - § 100(4):1 Case Law
- 101 Overholding subtenant
- 102 Compensation, overholding subtenant
- 103 Compensation, unauthorized occupant
 - § 103:1 Related Provisions
- 104 Miscellaneous new tenancy agreements

PART VII RULES RELATING TO RENT (SS. 105–136)

GENERAL RULES

- 105 Security deposits, limitation
 - § 105:1 Case Law
- 106 Rent deposit may be required
 - § 106:1 Related Provisions
 - § 106:2 Case Law
- 107 Rent deposit, prospective tenant
 - § 107:1 Related Provisions
 - § 107:2 Case Law
- 108 Post-dated cheques, etc.
 - § 108:1 Commentary
- 109 Receipt for payment
 - § 109(1):1 Case Law
 - § 109(2):1 Related Provisions
 - § 109(2):2 Case Law

GENERAL RULES GOVERNING AMOUNT OF RENT

- 110 Landlord's duty, rent increases
 - § 110:1 Commentary
 - § 110:2 Case Law
- 111 Landlord not to charge more than lawful rent
 - § 111:1 Related Provisions
 - § 111:2 Case Law
- 112 Lawful rent when this section comes into force

TABLE OF CONTENTS

- 113 Lawful rent for new tenant
- 114 Notice to new tenant, order under par. 6, 7 or 8 of s. 30(1) in effect
- 115 Application by new tenant

NOTICE OF RENT INCREASE

- 116 Notice of rent increase required
 - § 116:1 Commentary
 - § 116:2 Case Law
- 117 Compliance by landlord, no notice required
- 118 Deemed acceptance where no notice of termination

12-MONTH RULE

- 119 12-month rule
 - § 119:1 Related Provisions
 - § 119:2 Case Law

GUIDELINE

- 120 Guideline increase
 - § 120:1 Commentary
 - § 120:2 Case Law
- 120.1 Application of guideline to previously exempt units

AGREEMENTS TO INCREASE OR DECREASE RENT

- 121 Agreement
 - § 121:1 Commentary
 - § 121:2 Related Provisions
- 122 Tenant application
 - § 122:1 Commentary
- 123 Additional services, etc.
 - § 123:1 Related Provisions
 - § 123:2 Case Law
- 124 Coerced agreement void
- 125 Decrease in services, etc.
 - § 125:1 Related Provisions

LANDLORD APPLICATION FOR RENT INCREASE

- 126 Application for above guideline increase
 - § 126(1):1 Related Provisions
 - § 126(1):2 Case Law
 - § 126(2):1 Related Provisions
 - § 126(3):1 Commentary
 - § 126(3):2 Related Provisions

2024 ANNOTATED ONTARIO LANDLORD AND TENANT STATUTES

- § 126(4):1 Related Provisions
- § 126(4):2 Case Law
- § 126(7):1 Related Provisions
- § 126(7):2 Case Law
- § 126(10):1 Related Provisions
- § 126(10):2 Case Law
- § 126(11):1 Related Provisions
- 127 Two ordered increases

REDUCTIONS OF RENT

- 128 Utilities
 - § 128(2):1 Related Provisions
 - § 128(3):1 Related Provisions
- 129 Capital expenditures
 - § 129:1 Related Provisions
- 130 Reduction in services
 - § 130(1):1 Case Law
 - § 130(2):1 Commentary
 - § 130(2):2 Related Provisions
 - § 130(2):3 Case Law
 - § 130(5):1 Related Provisions
 - § 130(5):2 Case Law
- 131 Municipal taxes
 - § 131(1):1 Related Provisions
 - § 131(2):1 Related Provisions
 - § 131(2):2 Case Law
 - § 131(3):1 Related Provisions
 - § 131(3):2 Case Law
- 132 Application for variation
 - § 132(1):1 Commentary
 - § 132(1):2 Related Provisions
 - § 132(1):3 Case Law
 - § 132(2):1 Related Provisions
 - § 132(3):1 Related Provisions
- 133 Application, reduction in municipal taxes
 - § 133:1 Commentary
 - § 133:2 Related Provisions

ILLEGAL ADDITIONAL CHARGES

- 134 Additional charges prohibited
 - § 134:1 Related Provisions
 - § 134:2 Case Law

TABLE OF CONTENTS

MONEY COLLECTED ILLEGALLY

- 135 Money collected illegally
 - § 135(1):1 Case Law
 - § 135(4):1 Case Law
- 135.1 Rent increase deemed not void
- 136 Rent deemed lawful
 - § 136:1 Case Law

PART VII.1 RENT FREEZE, 2021 (S. 136.1)

- 136.1 Rent freeze period

PART VIII SUITE METERS AND APPORTIONMENT OF UTILITY COSTS (SS. 137, 138)

- 137 Suite meters
- 138 Apportionment of utility costs

PART IX CARE HOMES (SS. 139–151)

RESPONSIBILITIES OF LANDLORDS AND TENANTS

- 139 Agreement required
 - § 139:1 Related Provisions
 - § 139:2 Case Law
- 140 Information to tenant
 - § 140:1 Related Provisions
 - § 140:2 Case Law
- 141 Tenancy agreement: consultation, cancellation
- 142 Entry to check condition of tenant
- 143 Assignment, subletting in care homes
- 144 Notice of termination
 - § 144:1 Related Provisions
- 145 Termination, care homes
- 146 Notice of termination, demolition, conversion or repairs
 - § 146(1):1 Case Law
- 147 External care providers

TRANSFERRING TENANCY

- 148 Transferring tenancy
 - § 148(2):1 Commentary
 - § 148(2):2 Related Provisions
 - § 148(4):1 Related Provisions

RULES RELATED TO RENT AND OTHER CHARGES

- 149 Rent in care home
- 150 Notice of increased charges

- § 150:1 Commentary
- 151 Certain charges permitted

PART X MOBILE HOME PARKS AND LAND LEASE COMMUNITIES (SS. 152–167)

GENERAL

- 152 Application
 - § 152:1 Commentary
 - § 152:2 Related Provisions
 - § 152:3 Case Law
- 153 Interpretation

RESPONSIBILITIES OF LANDLORDS AND TENANTS

- 154 Park rules
- 155 Information about property assessment
- 156 Tenant's right to sell, etc.
 - § 156:1 Case Law
- 157 Landlord's right of first refusal
- 158 Advertising a sale
- 159 Assignment
 - § 159:1 Case Law
- 160 Restraint of trade prohibited
- 161 Responsibility of landlord
 - § 161:1 Related Provisions
 - § 161:2 Case Law

TERMINATION OF TENANCIES

- 162 Mobile home abandoned
- 163 Death of mobile home owner
- 164 Termination under s. 50
 - § 164:1 Related Provisions
 - § 164:2 Case Law

RULES RELATED TO RENT AND OTHER CHARGES

- 165 Assignment of existing tenancy agreement
 - § 165:1 Case Law
- 165.1 [Proposed] Exclusion from rent
- 166 Entrance and exit fees limited
 - § 166:1 Case Law
- 167 Increased capital expenditures
 - § 167:1 Commentary
 - § 167:2 Related Provisions

TABLE OF CONTENTS

PART XI THE LANDLORD AND TENANT BOARD (SS. 168–182.3)

168	Board
	§ 168:1 Case Law
169	Composition
	§ 169:1 Case Law
170	Chair and vice-chair
171	Quorum
172	Conflict of interest
173	Expiry of term
174	Power to determine law and fact
	§ 174:1 Case Law
175	Members, mediators not compellable
176	Rules and Guidelines Committee
	§ 176:1 Commentary
	§ 176:2 Case Law
177	Information on rights and obligations
178	Employees
179	Professional assistance
180	Reports
	§ 180:1 Commentary
181	Board may set, charge fees
	§ 181:1 Commentary
181.1	Fee waiver or deferral for low-income individuals
182	Fee refunded, review
182.1	Money appropriated by Legislature
182.2	Status of money paid to Board
182.3	Delegation of powers

PART XII BOARD PROCEEDINGS (SS. 182.4–214)

182.4	Definitions
183	Expeditious procedures
	§ 183:1 Related Provisions
	§ 183:2 Case Law
184	SPPA applies
	§ 184:1 Case Law
185	Form of application
	§ 185(1):1 Commentary
	§ 185(2):1 Case Law
186	Combining applications
	§ 186(2):1 Case Law
187	Parties
	§ 187:1 Case Law
188	Notice by Board
	§ 188:1 Commentary

2024 ANNOTATED ONTARIO LANDLORD AND TENANT STATUTES

- § 188:2 Related Provisions
- 189 Notice from applicant
 - § 189:1 Related Provisions
- 189.0.1 Application under s. 87, 88.1, 88.2 or 89
- 189.1 Application under s. 226
- 190 Board may extend, shorten time
 - § 190:1 Related Provisions
 - § 190:2 Case Law
- 191 How notice or document given
 - § 191:1 Related Provisions
 - § 191:2 Case Law
- 192 How notice or document given to Board
 - § 192:1 Related Provisions
- 192.1 Alternatives to affidavits
- 193 Time
 - § 193:1 Commentary
- 194 Mediation or other dispute resolution process
 - § 194:1 Related Provisions
 - § 194:2 Case Law
- 195 Money paid to Board
 - § 195(4):1 Case Law
 - § 195(5):1 Related Provisions
- 196 Board may refuse to proceed if money owing
- 197 Where Board may dismiss
 - § 197:1 Case Law
- 198 Joinder and severance of applications
- 199 Application severed
 - § 199:1 Related Provisions
- 200 Amendment and withdrawal of applications
 - § 200(2):1 Case Law
 - § 200:1 Related Provisions
- 201 Other powers of Board
 - § 201(1):1 Case Law
 - § 201(4):1 Related Provisions
- 202 Findings of Board
 - § 202(1):1 Case Law
 - § 202(2):1 Case Law
- 203 Determinations related to housing assistance
 - § 203:1 Case Law
- 203.1 Determinations related to non-profit housing co-operative housing charges
- 204 Conditions in order
 - § 204(1):1 Case Law
 - § 204(2):1 Case Law

TABLE OF CONTENTS

§ 204(3):1 Case Law
§ 204(5):1 Related Provisions
§ 204(5):2 Case Law
205 Order payment
§ 205(1):1 Case Law
206 Agreement to settle matter
§ 206:1 Related Provisions
206.1 Hearing officers
207 Monetary jurisdiction; deduction of rent; interest
§ 207:1 Case Law
§ 207(3):1 Case Law
208 Notice of decision
§ 208:1 Related Provisions
209 Order final, binding
§ 209:1 Related Provisions
§ 209:2 Case Law
210 Appeal rights
§ 210(1):1 Case Law
§ 210(4)(a):1 Case Law
§ 210(4)(b):1 Case Law
§ 210(5):1 Related Provisions
§ 210(5):2 Case Law
211 Board may appeal Court decision
212 Substantial compliance sufficient
§ 212:1 Case Law
213 Electronic documents
214 Contingency fees, limitation
§ 214:1 Related Provisions

PART XIII MUNICIPAL VITAL SERVICES BY-LAWS (SS. 215–223)

215 Definition
§ 215:1 Related Provisions
216 By-laws respecting vital services
§ 216:1 Commentary
§ 216:2 Related Provisions
217 Notice by supplier
218 Inspection
219 Services by municipality
§ 219:1 Related Provisions
220 Appeal
221 Payments transferred
222 Use of money
223 Immunity

PART XIV MAINTENANCE STANDARDS (SS. 224–226.4)

- 224 Application of prescribed standards
 - § 224:1 Related Provisions
- 224.1 Local municipality to receive complaints
- 225 Inspector’s work order
- 226 Review of work order
 - § 226:1 Commentary
 - § 226:2 Related Provisions
- 226.1 Inspectors
- 226.2 Duties of local municipality
- 226.3 Protection from personal liability
- 226.4 Transition, complaints received before commencement date

PART XV ADMINISTRATION AND ENFORCEMENT (SS. 227–232)

- 227 Duties of Minister
- 228 Delegation
- 229 Investigators
- 230 Inspections by municipal inspectors
- 231 Warrant
 - 231.1 Production order
- 232 Protection from personal liability
 - § 232(1):1 Case Law
 - § 232(2):1 Case Law

PART XVI OFFENCES (SS. 233–240)

- 233 Offences requiring knowledge
- 234 Other offences
 - § 234:1 Case Law
- 235 Harassment, interference with reasonable enjoyment
- 236 Attempts
- 237 Directors and officers
- 238 Penalties
 - § 238:1 Case Law
- 239 Limitation
- 240 Evidence

PART XVII REGULATIONS (SS. 241–241.4)

- 241 Regulations
 - § 241:1 Related Provisions
- 241.1 Regulations made by Minister
- 241.2 Transition regulations, *Rental Fairness Act, 2017*
- 241.3 Transition regulations, *Protecting Tenants and Strengthening Community Housing Act, 2020*

TABLE OF CONTENTS

- 241.4 Transition regulations, *Helping Tenants and Small Businesses Act, 2020*

PART XVIII TRANSITION (SS. 242–246)

- 242 Applications made under *Tenant Protection Act, 1997*
 § 242(1):1 Case Law
243 Proceedings before other bodies under earlier legislation
244 Orders, etc., under former Act
245 Information from former Rent Registry
246 Use of certain forms

PART XIX OTHER MATTERS (SS. 247–263)

AMENDMENTS TO OTHER ACTS

- 247 Commercial Tenancies Act
248 Condominium Act, 1998
249 Consumer Protection Act, 2002
250 Co-operative Corporations Act
251 Education Act
252 Mortgages Act
253 Personal Health Information Protection Act, 2004
254 Private Security and Investigative Services Act, 2005
255 Real Estate and Business Brokers Act, 2002
256 Residential Complex Sales Representation Act
257 Social Housing Reform Act, 2000
258 *Tenant Protection Act, 1997*, amendments
259 *Tenant Protection Act, 1997*, repeal
260 Toronto Islands Residential Community Stewardship Act, 1993

ACCESS TO JUSTICE ACT, 2006 (BILL 14)

- 261 *Access to Justice Act, 2006* (Bill 14)

COMMENCEMENT AND SHORT TITLE

- 262 Commencement
263 Short title

REGULATIONS MADE UNDER THE RESIDENTIAL TENANCIES ACT, 2006

PART I INTERPRETATION AND EXEMPTIONS

- 1 Definition of “care home”
- 2 Definition of “care services”
- 3 Definition of “tenant”
- 4 Definition of “vital service”

- 5 Prescribed programs
- 6 Exemptions from certain provisions
- 7 Rental unit in care home

PART II MATTERS RELATING TO RENT

- 8 Reasonable enjoyment during repairs
- 9 Receipt
- 10 Prescribed conditions under s. 111(2) and (2.1), par. 1 of the Act
- 11 Prescribed discounts under s. 111(2.1), par. 2 of the Act
- 12 Calculation of lawful rent
- 13 Higher rent charged in first rental period
- 14 Exclusions from calculation of rent
- 15 Material to be filed
- 16 Prescribed services, facilities, etc.
- 17 Exemptions from s. 134(1) and (3) of the Act

PART III APPLICATION FOR RENT INCREASES ABOVE GUIDELINE

- 18 Definitions
- 19 Definitions
- 20 Interest rate
- 21 Factor to be applied
- 22 Material to accompany application
- 23 Information for tenants
- 24 Determination of capital expenditures, operating costs
- 25 Non-arm's length transaction
- 26 Findings related to capital expenditures
- 27 Useful life of work or thing
- 28 Municipal taxes and charges, extraordinary increase
- 28.1 Municipal taxes and charges, extraordinary increase, 2021
- 29 Rules
- 30 Operating costs related to security services
- 31 Calculation of percentage rent increase
- 32 When rent increase may be taken
- 33 When rent increase may be taken
- 34 Sequence—components of the increase

PART IV REDUCTIONS IN RENT—UTILITIES AND CAPITAL EXPENDITURES

- 35 Utilities
- 36 Rent reductions under s. 128(3) of the Act
- 37 Prescribed percentage, period
- 38 Rules for prescribing a date for the purpose of s. 129 of the Act

TABLE OF CONTENTS

PART V REDUCTIONS IN RENT—SERVICES AND TAXES

- 39 Rules relating to reduction in services
 - § 39(3):1 Case Law
 - § 39(7):1 Case Law
- 40 Application of ss. 24 and 25
- 41 Reduction of municipal taxes
 - § 41:1 Case Law
- 42 Application for variance
- 43 Determination by Board
- 44 Information to be filed with application
- 45 Reduction in municipal taxes and charges

PART VI GENERAL

- 46 Hours for retrieval of property
- 47 Contents of information package
- 48 Care homes
- 49 Interpretation
- 50 Mobile homes
- 51 Interpretation

PART VII BOARD—ADMINISTRATION AND POWERS

- 52 Employees
- 53 Information to accompany application
- 54 [Repealed O. Reg. 303/14, s. 1.]
- 55 [Repealed O. Reg. 303/14, s. 1.]
- 56 Restriction on altering time requirements
- 57 Financial matters
- 58 Prescribed amount
- 59 Filings in electronic format
- 60 Contingency fees

PART VIII OTHER MATTERS

- 61 Transition
- 62 Transition, s. 9 of the *Rental Fairness Act, 2017*
- 63 Transition, s. 12 of the *Rental Fairness Act, 2017*
- 64 Transition, s. 18 of the *Rental Fairness Act, 2017*
 - Schedule—Useful Life of Work Done or Thing Purchased

ONT. REG. 517/06—MAINTENANCE STANDARDS

PART I INTERPRETATION AND APPLICATION

- 1 Definitions
- 2 Maintenance standards and compliance
- 3 Good workmanship

- 4 Municipal property standards by-laws applicable to exterior

PART II STRUCTURAL ELEMENTS

- 5 Maintenance
- 6 Structural soundness, etc.
- 7 Roofs
- 8 Retaining walls, guards and fences
 - § 8:1 Case Law

PART III UTILITIES AND SERVICES

PLUMBING

- 9 Maintenance
- 10 Required fixtures
- 11 Hot and cold running water
- 12 Washroom requirements
- 13 Toilets and urinals

ELECTRICAL

- 14 Supply of electrical power

HEATING

- 15 Maintenance of room temperature
- 16 Fuel and utilities
- 17 Maintenance of heating systems
- 18 Air supply and fuel storage

LIGHTING AND VENTILATION

- 19 Artificial lighting
- 20 Ventilation
- 21 Smoke, gases and toxic fumes
- 22 Rooms that require windows
- 23 Doors, windows and skylights

PART IV SAFETY AND SECURITY

- 24 Guards
- 25 Window safety devices
- 26 Exterior common areas
- 27 Abandoned refrigerators, etc.
- 28 Surface of driveways, etc.
- 29 Locking windows and doors

TABLE OF CONTENTS

PART V MOBILE HOME PARKS AND LAND LEASE COMMUNITIES

- 30 Application
- 31 Water supply
- 32 Roads
- 33 Mailboxes
- 34 Distance between mobile homes
- 35 Sewage
- 36 Electrical supply

PART VI GENERAL MAINTENANCE

- 37 Floors, etc.
- 38 Cabinets, etc.
- 39 Walls and ceilings
- 40 Appliances
- 41 Heat loss
- 42 Locker and storage rooms
- 43 Elevators
- 44 Common areas
- 45 Garbage
- 46 Rodents, etc.
- 47 Interior doors

PART VII INSPECTION CHARGES

- 48 Inspection charge
- 49 Invoice

PART VIII REVOCATION AND COMMENCEMENT

- 50 Revocation
- 51 Commencement

ONT. REG. 394/10—SUITE METERS AND APPORTIONMENT OF UTILITY COSTS

INTERPRETATION

- 1 Definitions

SUITE METERS

- 2 Notice of interruption in supply of electricity—s. 137(2)(c) of the Act
- 3 Notice of termination of obligation to supply electricity—s. 137(3)(b) of the Act
- 4 Rent reduction re termination of obligation to supply electricity—s. 137(3)(c) of the Act
- 5 Information for tenants—s. 137(4) of the Act

2024 ANNOTATED ONTARIO LANDLORD AND TENANT STATUTES

- 6 Termination of obligation where primary heat source is electricity—s. 137(5) of the Act
- 7 Tenant's request to adjust the rent reduction—s. 137(6) of the Act
- 8 [Repealed O. Reg. 693/20, s. 1.]
- 9 [Repealed O. Reg. 693/20, s. 1.]
- 10 Electricity conservation and efficiency duties of landlord—s. 137(9) of the Act
- 11 Electricity conservation and efficiency duties in other prescribed circumstances—s. 137(10) of the Act
- 12 Tenant's application for order re breach of landlord's obligations—s. 137(11) of the Act

APPORTIONMENT OF UTILITY COSTS

- 13 Calculation of the tenant's portion of utility cost—s. 138(1) of the Act
- 14 Notice of apportionment of utility cost—s. 138(1)(a) of the Act
- 15 Rent reduction re apportionment of utility cost—s. 138(1)(b) of the Act
- 16 Information for prospective tenants—s. 138(4) of the Act
- 17 Utility conservation and efficiency obligations of landlord—s. 138(5) of the Act
- 18 Tenant's application for order re breach of landlord's obligations—s. 138(6) of the Act

EXEMPTIONS

- 19 Exemptions from obligation to reduce rent

COMMENCEMENT

- 20 Commencement

ONT. REG. 9/18—TENANCY AGREEMENTS FOR TENANCIES OF A PRESCRIBED CLASS

- 1 Prescribed class of tenancies
- 2 Prescribed date
- 3 Prescribed form of tenancy agreement
- 4 Prescribed requirements for tenancy agreement
- 5 Clarification
- 6 Commencement

TABLE OF CONTENTS

REGULATIONS MADE UNDER THE HUMAN RIGHTS CODE

**ONT. REG. 290/98—BUSINESS PRACTICES PERMISSIBLE TO
LANDLORDS IN SELECTING PROSPECTIVE TENANTS FOR
RESIDENTIAL ACCOMMODATION**

1
2
3
4
5

THE LANDLORD AND TENANT BOARD'S RULES OF PROCEDURE

LTBRP:1. Rules of Procedure

I). SOCIAL JUSTICE TRIBUNALS ONTARIO COMMON RULES

LTBRP:2. Introduction

LTBRP:3. How to Use These Rules

**PART A—ADJUDICATIVE VALUES AND INTERPRETIVE
PRINCIPLES**

Rule A1 Application

Rule A2 Definitions

Rule A3 Interpretation

Rule A4 Tribunal Powers

Rule A5 Accommodation of *Human Rights Code*—Related Needs

Rule A6 Language

Rule A7 Courtesy and Respect

Rule A8 Abuse of Process

Rule A9 Representatives

Rule A10 Litigation Guardians

II). LANDLORD AND TENANT BOARD SPECIFIC RULES

Rule 1 General Rules

Rule 2 Fee Waivers

Rule 3 Service of Documents on a Person or Party

Rule 4 Filing with the LTB

Rule 5 Service of Application and Notice of Hearing

Rule 6 Refusal to Accept or Continue to Process an
Application

Rule 7 LTB Proceeding

Rule 8 Pre-Hearing Conferences

Rule 9 Case Management Hearings

Rule 10 L1/L9 Hearings

Rule 11 Application for Above Guideline Rent Increase

2024 ANNOTATED ONTARIO LANDLORD AND TENANT STATUTES

Rule 12	Non-Profit Housing Co-operatives
Rule 13	Mediation and Dispute Resolution
Rule 14	Consent Orders
Rule 15	Amending Applications
Rule 16	Request to Extend or Shorten Time
Rule 17	Withdrawing an Application
Rule 18	Severing an Application
Rule 19	Disclosure and Evidence
Rule 20	Paying Money Into and Out of the LTB
Rule 21	Rescheduling and Adjournments
Rule 22	Orders and Reasons
Rule 23	Costs
Rule 24	Amending Orders
Rule 25	Voiding or Staying an Order
Rule 26	Review of Orders
Appendix A	ServiceOntario Centres
Appendix B	Witness Fees

SOCIAL JUSTICE TRIBUNALS ONTARIO—PRACTICE DIRECTIONS

PD 1	Representation before the Landlord and Tenant Board
PD 2	Fee Waiver
PD 3	Case Management Hearing
PD 4	Non-Profit Housing Co-operatives
Brochure 2023	Rent Increase Guideline

LANDLORD AND TENANT BOARD INTERPRETATION GUIDELINES

Guideline 1	Adjourning and Rescheduling Hearings
Guideline 2	Payment into the Board
Guideline 3	Costs
Guideline 4	Abandonment of a Rental Unit
Guideline 5	Breach of Maintenance Obligations
Guideline 6	Tenant Rights
Guideline 7	Relief from Eviction
Guideline 8	Review of an Order
Guideline 9	Eviction for an Illegal Act or Business
Guideline 10	Procedural Issues Regarding Eviction Applications
Guideline 11	Rent Arrears
Guideline 12	Eviction for Personal Use, Demolition, Repairs and Conversion
Guideline 13	Other Powers of the Board
Guideline 14	Applications for Rent Increases Above the Guideline
Guideline 15	Amending an Order

TABLE OF CONTENTS

- Guideline 16 Administrative Fines
- Guideline 17 Human Rights
- Guideline 18 Restricting Public Access to In-Person and Electronic Hearings
- Guideline 19 The Landlord's Right of Entry into a Rental Unit
- Guideline 21 Landlords, Tenants, Occupants and Residential Tenancies
- Guideline 22 COVID-19 Issues

LANDLORD AND TENANT BOARD—FORMS

LTBF:1 Landlord and Tenant Board Fees

FORMS FOR LANDLORDS

NOTICES OF TERMINATION FOR LANDLORDS

- Form N4 Checklist—Notice to End a Tenancy Early for Non-payment of Rent
- Form N5 Notice to End your Tenancy For Interfering with Others, Damage or Overcrowding
- Form N6 Notice to End your Tenancy For Illegal Acts or Misrepresenting Income in a Rent-Geared-to-Income Rental Unit
- Form N7 Notice to End your Tenancy For Causing Serious Problems in the Rental Unit or Residential Complex
- Form N8 Notice to End your Tenancy at the End of the Term
- Form N12 Notice to End your Tenancy Because the Landlord, a Purchaser or a Family Member Requires the Rental Unit
- Form N13 Notice to End your Tenancy Because the Landlord Wants to Demolish the Rental Unit, Repair it or Convert it to Another Use

NOTICES OF RENT INCREASE FOR LANDLORDS

- Form N1 Notice of Rent Increase
- Form N2 Notice of Rent Increase Unit Partially Exempt
- Form N3 Notice to Increase the Rent and/or Charges for Care Services and Meals
- Form N10 Agreement to Increase the Rent Above the Guideline

APPLICATION FORMS FOR LANDLORDS

- Form L1 Application to Evict a Tenant for Non-payment of Rent and to Collect Rent the Tenant Owes
- Form L2 Application to End a Tenancy and Evict a Tenant
- Form L3 Application to End a Tenancy —Tenant gave Notice or Agreed to Terminate the Tenancy

2024 ANNOTATED ONTARIO LANDLORD AND TENANT STATUTES

- Form L4 Landlord's Application to End a Tenancy and Evict a Tenant—Tenant Failed to Meet Conditions of a Settlement or Order
- Form LTB Litigation Guardian: Mental Incapacity
- Form L5 Application for a Rent Increase Above the Guideline
- Form L6 Application for Review of a Work Order about Provincial Maintenance Standards
- Form L7 Application to Transfer a Care Home Tenant
- Form L8 Application Because the Tenant Changed the Locks
- Form L9 Application to Collect Rent the Tenant Owes
- Form L10 Application to Collect Money a Former Tenant Owes
- Form A1 Application about Whether the Act Applies
- Form A2 Application about a Sublet or an Assignment
- Form A4 Application to Vary the Amount of a Rent Reduction

OTHER FORMS FOR LANDLORDS

- A-INFO Information from your Landlord about Utility Costs
- B-INFO Information from Your Landlord about Utility Costs (One or More Utilities are no Longer Provided in the Residential Complex)
- Form IPTASMM Information to Prospective Tenant About Suite Meters or Meters
- Form L1/L9 Information Update
- Form S3 Landlord's Motion to Set Aside an Order to Void
- Form LNNT Landlord's Notice to a New Tenant About an Order Prohibiting a Rent Increase
- Form LNTOSE Landlord's Notice to Terminate Obligation to Supply Electricity
- Form N14 Landlord's Notice to the Spouse of the Tenant who Vacated the Rental Unit
- Form TAPDEC Tenant Agreement to Pay Directly for Electricity Costs
- BAIS LTB Bulk Application Information Sheet

FORMS FOR TENANTS

APPLICATION FORMS FOR TENANTS

- Form T1 Tenant Application for a Rebate
- Form T2 Application about Tenant Rights
- Form T3 Tenant Application for a Rent Reduction
- Form T4 Tenant Application—Landlord did not Comply with an Agreement to Increase the Rent Above the Guideline
- Form T5 Landlord gave a Notice of Termination in Bad Faith
- Form T6 Tenant Application about Maintenance
- Form T7 Tenant Application about Suite Meters

TABLE OF CONTENTS

NOTICES OF TERMINATION FOR TENANTS

- Form N9 Tenant's Notice to End the Tenancy
- Form N15 Tenant's Notice to End my Tenancy Because of Fear of Sexual or Domestic Violence and Abuse
- Form N15_TS Tenant's Statement About Sexual or Domestic Violence and Abuse

OTHER FORMS FOR TENANTS

- Form RPR Request to Pay Rent to the Board on a Tenant Application About Maintenance
- Form TAMV Tenant's Motion to Void an Eviction Order for Arrears of Rent

FORMS FOR LANDLORDS AND TENANTS

- Form AFF Affidavit
- Form CS Certificate of Service
- Form FWR Fee Waiver Request
- Form S2 Motion to Set Aside an Ex Parte Order
- Form N11 Agreement to End the Tenancy
- Form PA Payment Agreement
- Form RHR Request for Hearing Recording
- Form RBIS Request for the LTB to Issue a Summons
- Form RAO Request to Amend an Order
- Form REST Request to Extend or Shorten Time
- Form 4B Request to be a Litigation Guardian: Mental Incapacity
- Form RRA Request to Re-open an Application
- Form RRH Request to Reschedule a Hearing
- Form RRO Request to Review an Order
- Form SUM Summons
- Form SP Schedule of Parties
- Form SPMTA Schedule of Parties for Multi-Tenant Applications
- Form RTA Residential Tenancy Agreement (Standard Form of Lease)

NON-PROFIT HOUSING CO-OPERATIVES FORMS

NOTICES TO END THE OCCUPANCY FOR CO-OPS

- Form N4C Notice by the Co-op to End your Occupancy for Non-payment of Regular Monthly Housing Charges
- Form N5C Notice by the Co-op to End your Occupancy for Interfering with Others, Damage or Overcrowding
- Form N6C Notice by the Co-op to End your Occupancy for Illegal Acts or Misrepresenting Income
- Form N7C Notice by the Co-op to End your Occupancy for Causing

2024 ANNOTATED ONTARIO LANDLORD AND TENANT STATUTES

Serious Problems in the Member Unit or Residential Complex

Form N8C Notice by the Co-op to End your Occupancy for Persistent Late Payment or Ceasing to Qualify

APPLICATIONS TO END THE OCCUPANCY FOR CO-OPS

- Form C Co-op Application to End the Occupancy and Evict the Member
- Form C1 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
- Form C2 Application to End the Occupancy of the Member Unit and Evict the Member
- Form C3 Application to End the Occupancy of the Member Unit and Evict the Member—Based on the Member's Consent or Notice
- Form C4 Application to End the Occupancy of the Member Unit and Evict the Member—Member Failed to Meet Conditions of a Settlement/Order

CO-OP FORMS

- Form RCA Response to a Co-op Application
- Form CMAMV Co-op Member's Motion to Void an Eviction Order for Arrears of Housing Charges
- Form CSC Certificate of Service—Co-ops
- Form PIF Payment Information Form Co-op Application
- Form PAC Payment Agreement (to settle an application to evict a Co-op member for non-payment of housing charges)
- Form FLS Request for French-Language Services

MORTGAGES ACT

PART V MORTGAGEES IN POSSESSION OF RENTAL RESIDENTIAL PREMISES (SS. 44–58)

- § V:1 Case Law
- 44 Definitions
 - § 44:1 Related Provisions
- 45 Single family home
 - § 45(1):1 Related Provisions
 - § 45(1):2 Case Law
- 46 Application
 - § 46(1):1 Case Law
 - § 46(2):1 Related Provisions

TABLE OF CONTENTS

	§ 46(3):1	Related Provisions
47	Person deemed to be landlord	
	§ 47(1):1	Related Provisions
	§ 47(1):2	Case Law
	§ 47(3):1	Related Provisions
	§ 47(3):2	Case Law
	§ 47(7):1	Case Law
	§ 47(8):1	Case Law
48	Possession	
	§ 48(1):1	Related Provisions
	§ 48(1):2	Case Law
49	Payment of rent by tenant	
50	Mortgagee's rights after default	
	§ 50(1):1	Related Provisions
	§ 50(1):2	Case Law
	§ 50(6):1	Case Law
51	Mortgagee not to interfere	
52	Application to set aside tenancy	
	§ 52:1	Case Law
53	Termination of tenancy	
	§ 53(1):1	Related Provisions
	§ 53(1):2	Case Law
	§ 53(2):1	Case Law
	§ 53(3):1	Case Law
	§ 53(4):1	Case Law
	§ 53(5):1	Related Provisions
	§ 53(6):1	Related Provisions
	§ 53(7):1	Case Law
	§ 53(8):1	Case Law
54	Tenant's right to reoccupy	
55	Right to show single family home	
56	Tenant's rights preserved	
57	Service	
	§ 57:1	Related Provisions
58	Regulations	

**RESIDENTIAL COMPLEX SALES REPRESENTATION ACT
[REPEALED]**

1	Definitions
2	Sale of interest in residential complex prohibited
3	Exemptions
4	Transaction voidable and vendor liable for damages
5	Penalty
6	Regulations

STATUTORY POWERS PROCEDURE ACT

1	Definitions
2	Interpretation
3	Application of Act
4	Waiver of procedural requirement
4.1	Disposition without hearing
4.2	Panels, certain matters
4.2.1	Panel of one
4.3	Expiry of term
4.4	Incapacity of member
4.5	Decision not to process commencement of proceeding
4.6	Dismissal of proceeding without hearing
4.7	Classifying proceedings
4.8	Alternative dispute resolution
4.9	Mediators, etc., not compellable
5	Parties
5.1	Written hearings
5.2	Electronic hearings
5.2.1	Different kinds of hearings in one proceeding
5.3	Pre-hearing conferences
5.4	Disclosure
6	Notice of hearing
7	Effect of non-attendance at hearing after due notice
	§ 7:1 Case Law
8	Where character, etc. of a party is in issue
9	Hearings to be public, exceptions
9.1	Proceedings involving similar questions
10	Right to representation
	§ 10:1 Case Law
10.1	Examination of witnesses
11	Rights of witnesses to representation
12	Summonses
13	Contempt proceedings
14	Protection for witnesses
15	What is admissible in evidence at a hearing
	§ 15(1):1 Case Law
15.1	Use of previously admitted evidence
15.2	Witness panels
16	Notice of facts and opinions
16.1	Interim decisions and orders
16.2	Time frames
17	Decision
17.1	Costs
18	Notice of decision

TABLE OF CONTENTS

19	Enforcement of orders
20	Record of proceeding
21	Adjournments
21.1	Corrections of errors
21.2	Power to review
§ 21.2:1	Case Law
22	Administration of oaths
23	Abuse of processes
24	Notice, etc.
25	Appeal operates as stay, exception
§ 25(1):1	Case Law
25.0.1	Control of process
25.1	Rules
26	Regulations
27	Rules, etc., available to public
28	Substantial compliance
29	Prohibition on photographs, recordings, dissemination
30	[Repealed 1994, c. 27, s. 56.]
31	[Repealed 1994, c. 27, s. 56.]
32	Conflict
33	[Repealed 1994, c. 27, s. 56.]
34	[Repealed 1994, c. 27, s. 56.]
Forms 1 and 2	

ONT. REG. 116/95—FORMS

1
2
3
Form 1 Summons
Form 2 Warrant for Arrest (Defaulting Witness)

ENERGY CONSUMER PROTECTION ACT, 2010

PART I GENERAL (S. 1)

1	Definitions and powers of Minister
---	------------------------------------

PART II ELECTRICITY RETAILING AND GAS MARKETING (SS. 2–30)

2	Definitions
3	Application
4	Class proceedings
5	Rights of consumers preserved
6	Interpretation: ambiguities to benefit consumers
7	Interpretation, in writing

2024 ANNOTATED ONTARIO LANDLORD AND TENANT STATUTES

- 8 Disclosure of information
- 9 Manner of determining prices re contracts
- 9.1 Door-to-door sales
- 9.2 Advertising and marketing to consumers
- 9.3 Remuneration
- 10 Unfair practices, prohibition
- 11 Contracts, in accordance with s. 12
- 12 Information required in contract
- 13 Text-based copy of contract
- 14 Requirement of acknowledgment of receipt
- 15 Need for verification of contract
- 16 Contract deemed void
- 17 [Repealed 2015, c. 29, s. 5.]
- 18 Renewals, extensions and amendments of contracts
- 19 Cancellation of contracts
- 20 Application
- 21 No required form of cancellation
- 22 Cancellation fees and other obligations
- 23 Refunds on cancellation
- 24 Return of pre-payment
- 25 Retailer to ensure reading of consumer's meter
- 26 No cause of action for cancellation
- 27 Right of action in case of dispute
- 28 Action in Superior Court of Justice
- 29 Waiver of notice
- 30 Review of Part II of Act

PART III SUITE METERING (SS. 31-34)

- 31 Definitions
- 32 Suite meter specifications
- 33 Installation of suite meters permitted
- 34 Use of suite meters for billing permitted

PART IV REGULATIONS (S. 35)

- 35 Regulations, general

PART V CONSEQUENTIAL AMENDMENTS TO OTHER ACTS COMMENCEMENT AND SHORT TITLE (SS. 36-41)

- 36 Consumer Protection Act, 2002
- 37 Electricity Act, 1998
- 38 Ontario Energy Board Act, 1998
- 39 Residential Tenancies Act, 2006
- 40 Commencement
- 41 Short title

TABLE OF CONTENTS

ONT. REG. 389/10—GENERAL

PART I CONSUMER PROTECTION

APPLICATION AND INTERPRETATION

- 1 Application
- 2 Definitions
- 3 Interpretation
- 4 Amounts prescribed for purposes of definition of “consumer”

UNFAIR PRACTICES

- 5 Unfair practice

DOOR-TO-DOOR ADVERTISING AND MARKETING

- 5.1 Permissible door-to-door advertising and marketing

CONTRACTS

- 6 With whom a supplier may enter into a contract
- 7 Contract requirements
- 8 Disclosure statement
- 9 Contracts entered into over the internet
- 10 Receipt of contract and acknowledgement of receipt
- 10.1 Permissible remuneration

VERIFICATION OF CONTRACTS

- 11 Verification
- 12 Verification, general
- 13 Who may verify a contract, third party verification
- 13.1 Verification process, telephone
- 13.2 Verification process, internet

VOID CONTRACTS

- 14 When a contract is void

CONTRACT RENEWALS, EXTENSIONS AND AMENDMENTS

- 15 Conditions for renewals and extensions of contracts
- 16 [Repealed O. Reg. 241/16, s. 9.]
- 17 No automatic renewal, extension of contracts
- 18 Retraction of renewal or extension
- 19 Contract amendments
- 20 New contract not prevented

CONTRACT CANCELLATION

- 21 Cancellation
- 22 Notice of cancellation
- 23 Cancellation fees
- 24 Cancellation, when effective
- 25 Refunds
- 26 Meter reading

GENERAL

- 27 Exemptions
- 28 Copies of telephone recordings, internet records
- 29 Transitional, written copy of contract
- 30 Transitional, reaffirmation of contract, etc.
- 31 Transitional, information required in contract

PART II SUITE METERING

DEFINITIONS AND INTERPRETATION

- 32 Definitions
- 33 Multi-unit complex
- 34 Unit
- 35 Unit smart metering, prescribed activities
- 36 Unit sub-metering, prescribed activities

SUITE METER SPECIFICATIONS

- 37 Suite meter specifications

INSTALLATION AND BILLING

- 38 When installation of suite meters permitted
- 39 When installation of suite meters is required in new buildings
- 40 Use of meters for billing purposes in new and existing buildings

INFORMATION AND DISCLOSURE

- 41 Information to be provided

TRANSITION

- 42 Residential complexes and condominium buildings
- 43 Smart meters and smart sub-meters

PART III COMMENCEMENT

- 44 Commencement

Table of Cases

TABLE OF CONTENTS

Index

