Index

ABANDONED PROPERTY, ABANDONED PROPERTY, **DISPOSAL OF** DISPOSAL OF—Cont'd See also ABANDONMENT OF Landlord and Tenant Board, reme-**RENTAL UNIT** dies and expanded jurisdiction Death of tenant generally, 18:7 generally, 3:14, 18:2 30-day period for retrieval of conduct of parties during 72-hour property by estate, 18:2 period following eviction, 18:7 demand for property or accounting of sale proceeds within 6 Board having jurisdiction under RTA to remedy months of death, 18:2 landlord's breaches, 18:7 disposal of unsafe or unhygienic former tribunal lacking jurisproperty, 18:3 diction to deal with mobile homes, 18:4 landlord's misconduct, preservation of property until 18:7 tenancy terminated, 18:2 court proceeding necessary sale or retention of property once to remedy landlord's tenancy terminated, 18:2 misconduct, 18:7 Evicted tenant's property, obligalandlord as bailee of property tions respecting having obligation to take generally, 12:10, 19:30, App. reasonable care, 18:7 A:37 whether unit abandoned. 18:7 disposal of tenant's property Mobile homes and land lease prohibited within 72 hours homes, 18:4 of enforcing eviction order, 19:30 Other circumstances, 18:6 penal sanction, 19:29 Rental unit abandoned, when sale or disposal of tenant's propgenerally, 18:3, App. E erty after 72-hour period, concept of abandonment, 18:3 12:10 disposal of unsafe or unhygienic tenant's application where nonitems, immediately, 18:3 compliance, 12:10, App. order terminating tenancy or A:37 notice of intention to Introduction dispose of property, 18:3 generally, 18:1 recovery of possession, 18:3 death of tenant, 18:2 Sale or retention of property after landlord as bailee, 18:1, 18:7 30-day period, **18:3** retrieval within 72 hours, 18:1 accounting of proceeds within 6 sale or disposal of property, 18:1 months, 18:3

ABANDONED PROPERTY, DISPOSAL OF—Cont'd

Sheriff, eviction by, 18:5

Tenant having 30 days to notify landlord of intention to collect property, **18:3**

ABANDONMENT OF RENTAL UNIT

See also ABANDONED PROP-ERTY, DISPOSAL OF; OBLIGATIONS OF TEN-ANTS

Application to Board where doubt as to abandonment, 13:7 proof that tenant moved out, 13:7

Recovery of possession without order of Board, 13:7

When rental unit abandoned, **18:3**, **App.** E

ABATEMENT OF RENT

See MAINTENANCE OBLIGA-TIONS OF LANDLORDS, remedies for breach; OBLIGA-TIONS OF LANDLORDS, OTHERS, remedies

ABOVE-GUIDELINE INCREASE (AGI)

See also RENT INCREASES Generally, 1:3, 2:17, 2:26, 7:22, 9:16 to 9:37, 10:15 to 10:17, 20:19

ABUSE OF PROCESS

See LANDLORD AND TENANT BOARD, powers of board, substantive powers; RES JUDICATA

ABUSE OF PROCESS BY RELITIGATION

Generally, 2:53

ABUSE/VIOLENCE, TERMINATION OF TENANCIES STEMMING FROM

Generally, 6:7

ABUSE/VIOLENCE, TERMINATION OF TENANCIES STEMMING FROM—Cont'd

Confidentiality, 6:11

Grounds, 6:9

Joint tenants, rights/duties of remaining, **6:12**

Other issues, 6:13

Procedure, 6:10

ADJOURNMENTS

See PROCEEDINGS BEFORE LANDLORD AND TENANT BOARD

ADMINISTRATIVE FINE

Generally, 2:25, 2:31, 2:36, 12:26, App. B, App. E

ADMITTING EVIDENCE

Generally, 2:20, 19:7

AFFIRMATION

Generally, 2:20, 16:11, 16:20, App. G, App. I1

AGGRAVATING FACTORS ON SENTENCING

Generally, 19:8

AGREEMENTS

Mediated

See MEDIATED AGREEMENT

No-fault grounds for termination, agreements re, 13:18, App. A:13, App. B

Tenancy

See TENANCY AGREEMENTS

To decrease rent, 10:2, App. B

To increase rent, 9:12 to 9:15

See also RENT INCREASES

To terminate, **6:3**, **6:8 to 6:13**, **13:18**, **20:15**, **21:11**, **App**.

A:19, App. A:38, App. B

See also APPLICATIONS BY LANDLORD

AGRICULTURAL USE

Generally, 4:8

ALLOCATION

See RENT AND OTHER CHARGES, charges for utilities; RENT INCREASES, landlord's application for above-guideline increases

ALLOCATION OF UTILITY COSTS

Generally, 22:3, App. B

AMENDING APPLICATION

Generally, 2:15, App. B, Rule 15

ANIMALS

Generally, 13:27, 13:30, 13:31, 13:33, App. B

APPEALS

See also PROCEEDINGS BEFORE LANDLORD AND TENANT BOARD

Generally, 16:33 to 16:40, App. B

APPLICATIONS BY LANDLORD

Eviction applications, selected generally, 13:9, 13:9 to 13:35 delay or denial of eviction generally, 13:9 procedural issues, App. E time limit, 13:9 fault grounds for termination of

tenancy, **13:23 to 13:35**breach of term of order or

mediated agreement

generally, **13:35**, **App. A:20**, **App. B**

application on ex parte basis, **13:35** affidavit setting out condi-

tions not met, 13:35 criteria to be met for application, 13:35

terms relating to original application, 13:35

APPLICATIONS BY LANDLORD

—Cont'd

Eviction applications, selected —Cont'd

fault grounds for termination of tenancy, 13:23 to 13:35

—Cont'd

breach of term of order or mediated agreement

—Cont'd

ex parte eviction order, setting aside

generally, 13:35

discretionary power of Board member, 13:35

hearing of motion, 13:35 opportunity to save tenancy by imposing conditions, 13:35

section 78 critieria, 13:35 tenant not meeting specified terms, 13:35

timing of application, 13:35 illegal act

generally, **13:24**, **App. A:11**, **App. B**, **App. E**

criminal proceedings being separate, 13:25

standard of proof differing, **13:25**

discretion of tribunal, 13:25 illegal act, trade or business

generally, **13:24**, **App. E** "illegal," meaning of, **13:25**

illegal drugs, **13:24**, **13:25**, **App.** E

possession for personal use vs. trafficking, 13:25

notice of termination, 13:24 reasons and details, 13:24 second notice, 13:24, 13:25 timing of application, 13:25

APPLICATIONS BY LANDLORD APPLICATIONS BY LANDLORD -Cont'd -Cont'd Eviction applications, selected Eviction applications, selected —Cont'd —Cont'd fault grounds for termination of fault grounds for termination of tenancy, 13:23 to 13:35 tenancy, 13:23 to 13:35 -Cont'd —Cont'd impaired safety interference with reasonable generally, 13:26, App. A:17, enjoyment—Cont'd typical case—Cont'd App. B conduct must be condiscretion rarely exercised, scious and control-13:27 lable, 13:30 expedited hearing where notice of termination, emergency situation, 13:29, 13:30 13:27 reasonable enjoyment, notice of termination, 13:27 13:30 priority in enforcement, rules in leases, breach of 13:27 generally, 13:30 safety of tenants being serialteration of building, ously impaired, 13:27 13:30 standard of proof, 13:27 satellite dish, installatiming of application, 13:27 tion of, 13:30 interference with reasonable washer or dryer, 13:30 enjoyment second notice, 13:30 generally, 13:29, App. B substantial interference, fast track 13:30 generally, 13:31, App. cooking odors, 13:30 A:16 smoking, **13:30** differences in proceedtiming of application, ings, 13:31 13:30 misrepresentation of income fewer than four residential generally, 13:26 units. 13:31 family members, income of, notice of termination, 13:26 13:31 income, 13:26 substantial interference, material misrepresentation, 13:30 13:26 timing of application, misrepresentation know-13:31 ingly, 13:26 typical case notice of termination, 13:26 generally, 13:30, App. second notice, 13:26 A:15 standard of proof, 13:26 compliance within seven timing of application, 13:26 days, 13:30 non-payment of rent conduct in violation of generally, 13:24, App. A:10, Act, 13:30 App. B, App. E

APPLICATIONS BY LANDLORD —Cont'd	APPLICATIONS BY LANDLORD —Cont'd
Eviction applications, selected	Eviction applications, selected
—Cont'd	—Cont'd
fault grounds for termination of	fault grounds for termination of
tenancy, 13:23 to 13:35 —Cont'd	tenancy, 13:23 to 13:35 —Cont'd
non-payment of rent—Cont'd	persistent late payment of rent
application for arrears of	—Cont'd
rent, 13:24	quences for failure,
application form, 13:24	13:23
combined application and	"persistent," meaning of,
proceeding for order	13:23
for arrears only,	timing of application, 13:23
13:24	presence of animal, applica-
completing form, 13:24	tions
discontinuance of applica-	based on, 13:27, 13:30,
tion upon payment of	13:31, 13:33, App. B
amount owing, 13:24	case examples, 13:34
timing of application,	"no pet" provisions having
13:24	no legal effect, 13:33,
notice of termination, 13:24	App. B
void where arrears paid,	serious interference or seri-
13:24	ous impairment of
opportunity to save tenancy	safety, where, 13:34
after eviction order	second notice of termination
issued, 13:24	within six months, 13:33,
overcrowding	App. B
generally, 13:32 , App. A:18	where first notice voided as
additional occupants not	result of compliance, 13:33
grounds for eviction, 13:32	undue damage
notice of termination, 13:32	generally, 13:28, 13:29,
	App. B
number of occupants on continuing basis, 13:32	fast track
property standards by-law	generally, 13:29, App.
setting maximum,	A:14, App. B
13:32	compensation order,
second notice, 13:33	13:29
timing of application, 13:33	early eviction, 13:29
persistent late payment of rent	expedited hearing in
generally, 13:23 , App. A:8	emergency situation,
notice of termination, 13:23	13:29
reasons and details, 13:23	notice of termination, 13:29
order that pay rent on time	timing of application,
in future, and conse-	13:29

APPLICATIONS BY LANDLORD APPLICATIONS BY LANDLORD -Cont'd -Cont'd Eviction applications, selected Eviction applications, selected —Cont'd —Cont'd fault grounds for termination of "no-fault" grounds for terminatenancy, 13:23 to 13:35 tion of tenancy-Cont'd -Cont'd demolition, conversion and undue damage-Cont'd renovation-Cont'd fast track-Cont'd conversion to non-residenwilfully caused damage or tial use use inconsistent with generally, 13:15 residential premises, compensation for tenant, 13:29 13:14, 13:15, App. typical case generally, 13:28, App. good faith requirement, A:13, App. B 13:15 case examples, 13:28 "other than rental resinotice of termination. dential premises" 13:28 under LTA, 13:15 options for tenant, 13:28 "other than residential premises" under proof of damage and reasonable cost of RTA, 13:15 repair, 13:28 units, number of, 13:15 timing of application, vacant possession as 13:28 change in use, 13:15 "no-fault" grounds for terminademolition tion of tenancy generally, 13:14 generally, 13:11 to 13:22 compensation for tenant, agreement to terminate or ten-13:14, App. B ant delivering notice of "demolish," meaning of, termination 13:14 generally, 13:18, App. A:19, demolition permit, 13:14 App. B mobile homes and land application in advance of lease homes, 13:14 termination date, 13:18 notice of termination, application where tenant not 13:14 moving out, **13:18** introduction ex parte order for eviction, generally, 13:13 setting aside, 13:18 application for eviction notice of termination, more order, 13:13 stringent requirements, monetary compensation, 13:18 13:13 demolition, conversion and notice of termination, renovation 13:13 generally, 13:13, App. A:7, App. B requirements, 13:13

APPLICATIONS BY LANDLORD APPLICATIONS BY LANDLORD -Cont'd —Cont'd Eviction applications, selected Eviction applications, selected -Cont'd —Cont'd "no-fault" grounds for termina-"no-fault" grounds for termination of tenancy—Cont'd tion of tenancy-Cont'd demolition, conversion and other no-fault grounds renovation-Cont'd —Cont'd major repairs or renovations employee no longer generally, 13:16 employed, **13:21** generally, 13:19 "all necessary permits" government housing, nonrequirement, 13:16 qualification, 13:20 compensation for tenant, interim occupancy of condo-13:16, App. B minium, 13:22 tenant's right of first purchaser requiring unit refusal, 13:16 generally, **13:12** whether vacant possesaffidavit evidence, 13:12 sion required, 13:16 affidavit verifying good landlord requiring unit faith, 13:12 generally, 13:11, App. A:5 application for possession, affidavit verifying good 13:12 faith, 13:11 genuine and binding agreeapplication for possession, ment of purchase and 13:11 sale, 13:12 "bona fide," meaning of, mortgagee in possession, 13:11 13:12 building of four units or notice of termination, 13:12 less, 13:11 superintendent's premises, "child," meaning of, 13:11 termination of employcorporate landlord and issue ment of person living in, of "personal use," 13:17, App. A:22 13:11 timing of application, 13:9 good faith, whether landlord notices to rectify, 13:9 acting in, 13:11 unauthorized occupant, 13:10, notice of termination, 13:11 App. B reasonableness of landlord's generally, 13:10, App. A:23 conduct being relevant, death of tenant, 13:10 13:11 surviving spouse entitled to "requires," meaning of, remain in unit, 13:10 13:11 deemed tenancy, 13:10 residential use, 13:11 spouse deemed to be tenant "spouse," meaning of, when separated from pri-13:11 mary resident, 13:10 other no-fault grounds substantial connection test, generally, 13:19 13:10

APPLICATIONS BY LANDLORD APPLICATIONS BY LANDLORD -Cont'd -Cont'd Eviction applications, selected Non-eviction applications—Cont'd -Cont'd damage to unit/complex, compensation for-Cont'd unauthorized occupant, 13:10, App. B—Cont'd reasonable cost of repairing timing of application, 13:10 damage or replacing damaged property, 13:28 transfer of occupancy, 13:10 undue damage, 13:28 Non-eviction applications determining if RTA applying, generally, 13:2 to 13:7 13:3 abandonment, 13:7, App. A:21 jurisdictional issue, 13:3 application to Board where doubt as to abandonment. **ARREARS** 13:7 Eviction application, 13:23 proof that tenant moved out, Non-eviction application, 13:5, 13:7 13:24 recovery of possession without Of rent order of Board, 13:7 See RENT AND OTHER when rental unit abandoned, **CHARGES** 18:3, App. E **ASSIGNMENTS** arrears of rent generally, 13:5, 16:22 See SUBLETS AND ASSIGNapplication form, 13:5 **MENTS** "cap" placed on maximum ASSOCIATE CHAIR liability for arrears, 13:5 Generally, 2:2, 16:24, 16:27 combined with application for termination of tenancy, **ATTEMPTS** 13:5 Generally, 19:5 credit for rent deposit not available where only AUTOMATIC RENEWAL OF application for arrears, FIXED TERM 13:5 Generally, 5:10 improper notice of termination AUTOMATIC RENT by tenant, **13:5** REDUCTION mitigation of losses by Generally, 10:3 landlord, 13:5 timing of application, 13:5 **AUTOMATIC STAY** changing of locks by tenant, Generally, 16:35 13:4, 20:4 **BAD FAITH** damage to unit/complex, compensation for Administrative fine for, 2:31 generally, 13:6 Bad faith notice, remedies for, action against former tenants, 12:14 13:28 Notice of termination in bad faith, proof that caused by tenant, obligation not to give, 12:8, 13:28 App. A:35

CARE HOMES—Cont'd **BANKRUPTCY AND** INSOLVENCY OF TENANT Introduction, 21:1 Privacy of tenant, 21:5 See LANDLORDS AND TEN-**ANTS** Rent and charges for care homes, 21:9, App. B **BEDBUGS** notice of increase in charge for Generally, 11:8, 11:17, 11:21, care service, 21:9, App. B 11:23, 11:26, 12:5, 13:28 notice of rent increase, 21:9 **BIAS** "rent" defined, 21:9, App. B Responsibilities of landlords and See NATURAL JUSTICE, tenants, App. B PRINCIPLES OF Termination of tenancy **BILL** generally, 21:10 to 21:12, App. B See also NON-PROFIT termination by landlord, 21:12 CO-OPERATIVE HOUSING generally, 21:12 Generally, 1:5, 23:4 to 23:32 termination based on agreement, 21:12 **BOARDERS/LODGERS** termination based on demoli-See LANDLORDS AND TENtion, conversion or ANTS repairs, 21:12 **BUSINESS USE** termination based on s, 21:12 Generally, 4:8 termination by tenant, 21:10 termination on death of sole ten-**CABIN** ant, 6:2, 21:11 Generally, 4:7, 20:4, App. B Transfer of tenant out of care home, **CAPITAL EXPENDITURES** 21:8, App. B Generally, 1:3, 9:13, 9:19, 9:30 to application to Board, 21:8 9:37, 20:19, App. B, App. C1, mandatory mediation, 21:8, App. App. E **CARE HOMES** CARE SERVICES Application of RTA, 21:3, App. C1 See CARE HOMES Assignment/subletting, 21:6 Care providers, external, 21:7, App. CAUSE OF ACTION ESTOPPEL B Generally, 2:50 Creating tenancy, 21:4 **CHARGES** information package given to tenant, 21:5 See RENT AND OTHER Definitions, 21:2, App. B, App. C1 **CHARGES** "care home," 21:2, App. B, App. **CLUSTER, SOCIAL JUSTICE TRIBUNAL** "care services," 21:2, App. B, Generally, 2:2, 2:10, App. E App. C1

COCKROACHES

Generally, 11:2, 11:13, 11:21,

11:23, 11:28, 12:23

"rehabilitative," 21:2

External care providers, 21:7

Exemptions, App. C1

RESIDENTIAL TENANCIES

COERCED AGREEMENTS

Generally, 9:15, 13:18

COERCION

Generally, 11:3, 12:1, 12:7, 13:30, 16:15, App. A:34, App. B

COMPLEX, RESIDENTIAL

Generally, 4:1, 4:4, 4:18, 9:22, 10:3, 10:10, 11:1, 11:5, 13:26, 15:14, 19:13, App. B

CONDUCT FOR

ADJUDICATORS/APPOINTEE\$ DAILY COMPENSATION

Generally, 2:44

CONSENT ORDER

Generally, 2:2, 16:12, 16:22

CONSIDERATION

Generally, 7:1

CONSUMER PRICE INDEX

Generally, 8:7, 9:10, 9:29, App. B

CONVERSION

See DEMOLITION, CONVER-SION, RENOVATION

CO-OPERATIVE

CORPORATIONS ACT

Generally, 4:14, 19:32, 23:1, 23:2

CO-OPERATIVE HOUSING

See NON-PROFIT CO-OPERA-TIVE HOUSING

CO-OWNERSHIP

Generally, 2:4, 3:18

COSTS

Allocation

See ALLOCATION

Board order, 2:36

No longer borne, 7:22

Operating

See RENT INCREASES utility. See UTILITY COSTS, APPORTIONMENT

COTTAGE

Generally, 4:4, 4:7, 20:4, App. B

COVENANTS RUNNING WITH LAND

See TENANCY AGREEMENTS

COVID-19 PANDEMIC

Generally, 1:7

CROWN LANDS

Generally, 4:4

Generally, 3:10, 7:20, 13:10, 13:24, App. E

DAMAGES

See also MAINTENANCE **OBLIGATIONS OF** LANDLORDS; OBLIGA-TIONS OF LANDLORDS, **OTHER**

Aggravated, 12:24

Breach, remedy for, 11:26

Compensation, 12:21

Exemplary, 12:23

Expenses, 12:21, 12:22

Moving, 12:22

Property damage caused by

landlord, 11:26

Punitive, 11:28, 12:5, 12:23

DEATH OF TENANT

See ABANDONED PROPERTY, DISPOSAL OF; APPLICA-TIONS BY LANDLORD; CARE HOMES; LANDLORDS AND TEN-**ANTS**

DEEMED

Fixed term deemed renewed as monthly tenancy, 5:10

Lawful rent, 7:9

Mortgagee deemed landlord where "in possession," 3:13, App. G

Service of documents, 16:3

DEEMED—Cont'd

Spouse deemed to be "tenant" where principal residence, 3:5, 13:10

Tenancy deemed to be terminated 30 days after death, **3:14**

DEFAULT PROCESS

Generally, 1:3, 14:20, 16:20, 23:16

DELAY OF EVICTION

Generally, **3:10**, **13:9**, **14:12**, **App**. E

DEMOLITION, CONVERSION, RENOVATION

See also APPLICATIONS BY LANDLORD; MOBILE HOMES AND LANDLEASE HOMES; RELIEF FOR TEN-ANTS

Generally, 6:16, 13:13, 20:15, 21:12, App. A:7, App. B, App. C1, App. E

DEPOSIT

See SECURITY DEPOSITS

DIPLOMATIC IMMUNITY

Generally, 4:30

DISCLOSURE

Generally, 1:4, 2:18, 2:19, 7:22, 9:21, 13:25, 14:10, 16:15, 23:2, App. E

DISCONTINUANCE OF SERVICE/FACILITY

See RENT DECREASES AND RETURN OF AMOUNTS COLLECTED OR RETAINED ILLEGALLY

DISCOUNTS

Generally, 7:11 to 7:13, App. B

DISCRETION

See APPLICATIONS BY LANDLORD; PROCEED-INGS BEFORE LANDLORD

DISCRETION—Cont'd

AND TENANT BOARD

DISCRETIONARY POWERS

Generally, 2:5, 2:10 to 2:43, 4:25, 6:3, 12:27, 13:11, 13:18, 13:23, 13:35, 14:4, 14:10, 14:18, 15:22, 16:16, 16:24, 16:38, 17:8, 23:31

DISCRIMINATION

See HUMAN RIGHTS ISSUES

DISCRIMINATION IN HOUSING

Generally, **15:11**

DISPOSAL

See ABANDONED PROPERTY, DISPOSAL OF; MOBILE HOMES AND LANDLEASE HOMES

DISTRESS

See TENANCY AGREEMENTS

DOGS

See PETS

DRUGS (ILLEGAL)

Generally, 6:16, 6:18, 6:20, 13:25, 13:27, 13:33, 14:10, 15:25, 16:5, 23:21

DUTY COUNSEL

Generally, 2:2, 2:54, 6:10, 16:20, 16:24

DUTY TO ACCOMMODATE

Generally, 15:12, 15:14, 15:18

EDUCATIONAL INSTITUTION

Accommodations at, **4:15**Partial exemptions under RTA, **4:27**

ELECTRICITY

See RENT AND OTHER CHARGES; UTILITY COSTS, APPORTIONMENT

EMERGENCY SHELTER

Generally, **4:10**

EVICTION ORDER, ENFORCING EMERGING ISSUES -Cont'd Generally, 1:6 to 1:19 Procedure—Cont'd Administrative justice, erosion of public confidence in, 1:18 Sheriff's Office, 17:3—Cont'd meeting landlord at rental unit, COVID-19, 1:7 17:3 Electronic hearings, 1:13 notice to tenant to vacate, 17:3 Housing crisis, 1:8 sheriff required to enforce Landlord and Tenant Board, eviction order, 17:3 backlogs and delays at, 1:15 Property of tenant after eviction. Landlord and Tenant Board. procedural changes at, 1:12 Regaining possession once eviction Rent control, erosion of, 1:9 order enforced, 17:8 Residential Tenancies Act, amend-Urgent evictions, 17:4, App. B ments of (2018-2022), 1:10 When eviction order enforceable Residential Tenancies Act, proposed generally, 17:2 amendments, 1:11 earlier than termination date, Security of tenure, erosion of, 1:9 17:2 Technology, 1:14 filing not permitted prior to date Tenants, novel tactics by, 1:15 indicated in order, 17:2 Transparency, lack of, 1:17 termination date, 17:2 ENTRY, RIGHT OF **EVIDENCE** Generally, 11:19, 11:28, 12:2, Affidavit evidence, 13:12 12:18, 19:22, App. E Documentary evidence, power to require additional, 2:27 **ESTATE** Documentary evidence required in Generally, 3:9, 3:14, 18:2 support of application, 9:19, App. C1 EVICTION APPLICATIONS BY Harassment, of, 2:51 LANDLORDS Hearsay evidence and issue of See APPLICATIONS BY weight to be given, 2:20 **LANDLORDS** Penal sanctions, 19:7, App. B EVICTION ORDER, ENFORCING Relevant evidence, admission, 2:20 See also RELIEF FOR TENANT "Representative" evidence, 2:12 Summons to witness, 2:20 Day of eviction, 17:6 risk of allowing tenant access to Swearing or affirming witness, 2:20 Sworn testimony, 2:20 unit, 17:6 Unsworn testimony, 2:20 Enforcement, meaning of, 17:1 Expiration of, 14:21 **EXEMPTIONS** Last chance to save tenancy, 17:5 See RENTAL PREMISES Procedure GOVERNED BY RESIDEN-TIAL TENANCIES ACT generally, 17:3 Sheriff's Office, 17:3 **EXPENSES**

Generally, 3:8, 3:9, 7:2, 11:26,

12:21, 12:22, 20:18

filing order for enforcement,

17:3

EXTENSION OF TIME

Generally, 16:34

EXTRAORDINARY INCREASES

See RENT INCREASES

FACILITIES

See MAINTENANCE OBLIGATIONS OF LANDLORDS;
OBLIGATIONS OF
LANDLORDS, OTHER;
RENT AND OTHER
CHARGES; RENTAL
PREMISES GOVERNED BY
RESIDENTIAL TENANCIES
ACT

15% FACTOR

Generally, 10:10

20% FACTOR

Generally, 10:9

FALSE OR MISLEADING INFORMATION, FURNISHING OF

Generally, 19:19

FEE WAIVER

Generally, App. E

FIRE

Covenant to rebuild, 5:13
Fire Code, 9:32, 11:3, 11:26, 14:15,

App. E

Frustration of contract, 5:7
Termination of tenancy, 6:1 to 6:21,
11:21

FIT FOR HABITATION

See MAINTENANCE OBLIGA-TIONS OF LANDLORDS

FLOOD

Generally, 11:6

FORESEEABILITY

Generally, **11:15**

FRUSTRATION OF CONTRACT

See TENANCY AGREEMENTS.

FUNDAMENTAL BREACH

See RELIEF FOR TENANTS; TENANCY AGREEMENTS

GOOD FAITH

Generally, 12:8, 13:11, 13:14

GOOD STATE OF REPAIR

Generally, 11:2, 20:12, App. A:29, App. B, App. C2, App. E

GUARANTOR

Generally, 3:16

HARASSMENT

Generally, 2:51, 12:7, 12:19, 15:6 to 15:10, 19:29, App. I1

HEALTH, SAFETY, HOUSING AND MAINTENANCE STANDARDS

Generally, 11:3

HEALTH AND SAFETY

See SAFETY

HEARING

Generally, 2:2, 2:36, 16:11, 16:12, 16:17 to 16:20

HEARSAY EVIDENCE

Generally, 2:20, 13:25, 13:27

HEAT

Generally, 11:5, 19:14

HISTORICAL OVERVIEW

Commercial vs. residential tenancies, **1:2**

Constitutional jurisdiction, issue of, **1:2**

Criticisms of legislative regime in 1980's and 1990's

generally, 1:2

adversarial process, 1:2

application process being lengthy,

1:2

court not best place to resolve disputes, **1:2**

HISTORICAL OVERVIEW HISTORICAL OVERVIEW -Cont'd -Cont'd Criticisms of legislative regime in Residential Tenancies Act, 2006 1980's and 1990's—Cont'd (RTA)—Cont'd different decision-making bodies, right of tenant to raise any issue 1:2 at landlord application numerous statutes, 1:2 generally, 1:4 Landlord and Tenant Act, 1:2 contrary to principles of natucourt applications, 1:2 ral justice, 1:4 Part IV: residential tenancies, 1:1 hearings adjourned to allow landlord to prepare Legislative framework, 1:5 defence. 1:4 Human Rights Code, 1:5 prior right under TPA to raise Residential Tenancies Act any relevant issue, 1:4 generally, 1:5 protection continuing under Interpretation Guidelines, 1:5 RTA, 1:4 Ontario Regulation 517/06: "rent strikes" encouraged, 1:4 maintenance standards. spurious accusations by 1:5 unscrupulous tenants, 1:4 Ontario Regulation 516/06: Security of tenure, 1:1 rules relating to rent, 1:5 Solution of one overarching statute paramountcy in field of resiand tribunal, 1:2 dential tenancies, 1:5 Tenant Protection Act, 1997 (TPA) Rules of Practice. 1:5 generally, 1:3 stare decisis, 1:5 above-guideline increase (AGI) Statutory Powers and Procedure applications, 1:3 Act, 1:5, App. F annual rent guideline, 1:3 Rent controls, 1:2 comprehensive coverage of resi-Rent Control Act. 1:2 dential tenancies, 1:3 rent control officer. 1:2 condominium conversion, 1:3 Residential Premises Rent criticisms, 1:3 Review Act, 1975, 1:2 Liberal government legislation, Residential Tenancies Act, 2006 1:3 (RTA) market factors, effect of, 1:3 generally, 1:4 Ontario Rental Housing Tribunal, backlog of cases likely resulting 1:3 if insufficient resources, 1:4 rent control, 1:3 court having similar process, 1:4 "sitting" tenant, 1:3 default process, elimination of, "vacancy decontrol," 1:3 1:4 default process mainly affecting HOTEL tenants, 1:4 Generally, 2:28, 2:51, 3:11, 4:2, definitions, App. B 4:7, 20:4, App. B, App. E eviction orders without hearing, **HOUSING CRISIS** 1:4 overview, 1:4, App. B Generally, 1:8

HUMAN RIGHTS ISSUES HUMAN RIGHTS ISSUES -Cont'd Accommodating tenants Interpretation Guideline 17 generally, 15:12 to 15:15 Human Rights Guideline, App. duty to accommodate, 15:12 Code prohibiting discrimina-Introduction tion, 15:12 generally, **15:1 to 15:5** disability, meaning of, 15:13, consultation on discrimination in App. E rental housing, 15:3 failure to accommodate, effect of, Human Rights Code, 15:2, App. 15:15 I1, App. I2 landlord's responsibilities 2006 amendments, 15:2 generally, 15:14 Landlord and Tenant Board's exceptions, 15:14 role, 15:5 principles underlying duty to Landlord and Tenant Board accommodate, 15:14 generally, 15:5, 15:16 to 15:25 undue hardship application by tenant, 15:20 generally, 15:14 choice of forum, 15:17 costs, 15:14 human rights issues, 15:20 to health and safety require-15:24 ments, 15:14 jurisdiction, 15:16 outside sources of funding, landlord evicting tenant, 15:20 15:14 onus of proof, 15:18 responsibilities of persons with remedies, 15:19 disabilities, 15:13 RTA or Board procedure Freedom from discrimination and contravening Code, 15:20 harassment in housing Tenant selection, discrimination in generally, 15:6 to 15:10, App. I1 generally, 15:11 constructive discrimination, 15:9, age, 15:11 App. I1 credit history, 15:11, App. I2 discrimination, meaning, 15:6 disability, 15:11 examples of discrimination, discrimination based on 15:10 characteristics within Code, harassment, meaning, 15:7 15:11 Human Rights Code, relevant family status, 15:11 provisions gender, 15:11 generally, 15:6 low income, **15:11** duty to accommodate, 15:8 Ontario Human Rights Tribunal, 15:11 equal treatment, 15:8 race, 15:11 freedom from harassment, religion, freedom of, 15:11 15:8, App. I1 rental and employment histories, shared accommodations, 15:8, 15:11, App. I2 App. I1 sex, 15:11 single gender accommodation, 15:8, App. I1 special programs, 15:11

ILLEGAL ACT

See APPLICATIONS BY
LANDLORD, eviction
applications; ENTRY, RIGHT
OF; OBLIGATIONS OF
LANDLORD, OTHER;
PENAL SANCTIONS; RENT
DECREASES AND RETURN
OF AMOUNTS COLLECTED
OR RETAINED ILLEGALLY

IMPLIED TENANCY

Generally, 5:5, 13:10

INCURRED EXPENDITURE

Generally, 9:32, App. E

INDIAN LANDS

See RENTAL PREMISES GOVERNED BY RESIDEN-TIAL TENANCIES ACT

INSECTS

Generally, 11:8, 11:23, App. C2

INSPECTION

Generally, **2:27**, **11:2**, **16:12**, **App. C2**

INTERESSE TERMINI

Generally, 5:15

INTEREST

Generally, 8:7, 19:25

INTERIM OCCUPANCY

Generally, 3:12, 13:22

INTERIM ORDER

Generally, 2:22, 11:25, 16:22, 16:24, 16:37

INTERPRETATION GUIDELINES

Generally, App. E

ISSUE ESTOPPEL

Generally, 2:52

JOINING APPLICATIONS

Generally, 2:14, App. B

JOINT AND SEVERAL LIABILITY

See TENANCY AGREEMENTS

JUDICIAL REVIEW

See PROCEEDINGS BEFORE LANDLORD AND TENANT BOARD

JURISDICTION

Board jurisdiction, 2:3 to 2:9, 15:16, App. B

Constitutional jurisdiction, issue of, 1.2

Exclusive or concurrent, **4:17** Monetary, **2:5**

KEYS

Generally, 3:4, 12:3, App. A:24

LAND LEASE HOMES

See MOBILE HOMES AND LAND LEASE HOMES

LANDLORD

See LANDLORDS AND TEN-ANTS

LANDLORD AND TENANT ACT

Generally, **1:1**, **3:17**, **8:9**, **13:14**, **14:7**

LANDLORD AND TENANT BOARD

See also NATURAL JUSTICE, PRINCIPLES OF, PROCEED-INGS BEFORE LANDLORD AND TENANT BOARD, RES JUDICATA and RULES OF PRACTICE

Access to board decisions, 2:56

Applications whether RTA applying, **2:55**

Backlogs and delays, 1:15

Forum, choice of

generally, 2:54

limitation periods, chance of expiration, **2:54**

Superior Court vs. tribunal, 2:54

LANDLORD AND TENANT LANDLORD AND TENANT BOARD—Cont'd BOARD-Cont'd Forum, choice of-Cont'd Jurisdiction of board—Cont'd waiver of excess claim, 2:54 monetary jurisdiction—Cont'd Introduction, 2:1 amount specified to be paid in order to void eviction Jurisdiction of board order, 2:5-Cont'd generally, 2:3 to 2:9, App. B whether limit of 016710,000 commercial tenancies, no jurisdiction over, 2:4 strictly applying, 2:5 —Cont'd constitutional questions, 2:6 Tribunal/Board, 2:5 notice upon Attorney General, whether merely informing 2:6 tenant, 2:5 power to consider claim exceeding jurisdiction to constitutional validity of be brought in court, 2:5 challenged provisions, 2:6 class action. 2:5 determining, 2:3 orders for payment, none if generally, 2:3 amount less than 01675, exclusive jurisdiction over all matters under RTA, 2:3 separate applications combined exclusive jurisdiction to to prevent abuse of proterminate tenancies, 2:3 cess, 2:5 former tenants, pursue in court, series of applications likely 2:3 ineffective, 2:5 jurisdiction over abatement of set-offs, how to calculate, 2:5 rent "damages," 2:3 rent abatement set off from jurisdiction over arrears for total rent arrears, 2:5 rent, 2:3 Small Claims Court jurisdicjurisdiction over legality of tion, tied to, 2:5 administrative charges for residential tenancies electricity, 2:3 generally, 2:4 jurisdiction over mortgagees seeking possession, 2:3 definition and exceptions, 2:4 human rights issues, 2:7 family law disputes, reluctance limitation periods, 2:3, 2:5 to intervene where, 2:4 monetary jurisdiction limited powers of board, 2:4 generally, 2:5 pending related court proceedamount claimable to be ing, refusal of jurisdiction increased to 016725,000, where, 2:4 2:5 post-eviction order conduct, 2:4 amount specified to be paid in order to void eviction prior to commencement order, 2:5 normal landlord and tenant relationship, 2:4 whether limit of 016710,000 strictly applying, 2:5 Small Claims Court, 2:5, 2:9 waiver of excess where tenant in possession, application application at requirement, 2:8

LANDLORD AND TENANT	LANDLORD AND TENANT
BOARD—Cont'd	BOARD—Cont'd
Nature of board	Powers of board—Cont'd
generally, 2:2, App. B	procedural powers
composition of board, 2:2, App.	generally, 2:12 to 2:26
В	adjournments, granting, 2:21,
documents, filing of, 2:2	App. E
duty counsel, 2:2	applications, 2:14, App. B
hearings, 2:2	amending, 2:15, App. B,
limitation of liability, 2:2	Rule 15
mediation, 2:2	joining and severing,
regional offices, 2:2	2:14, App. B, Rule
resolution of applications, 2:2	18
Office locations, 2:2, App. D	permitting withdrawal of,
ServiceOntario centres, App. E	2:16, Rule 17
Powers of board	case management hearings, 2:24
generally, 2:10 to 2:43, App. B, App. E	costs, Rule 27
fact-finding powers, 2:28	disclosure, 2:19, Rule 18
broad powers of Board	evidence
member to search for	generally, 2:20
truth, 2:28	hearsay evidence and issue
corporate landlords, where,	of weight to be given,
2:28	2:30
determination of real substance	relevant evidence, admis-
of matters in issue, 2:28	sion, 2:29
relationship of parties, 2:28	summons to witness, 2:28
introduction, 2:10	swearing or affirming wit-
investigative powers	ness, 2:29
generally, 2:27	sworn testimony, 2:29
documentary evidence, power	unsworn testimony, 2:29
to require additional, 2:27	generally, 2:12
inquisitorial approach, 2:27	expeditious method of
inspection of premises, 2:27	determining questions, 2:12
intervention by Board	
members often necessary, 2:27	novel procedural rulings permissible, 2:12
member entitled to gather evidence, 2:27	"representative" evidence, 2:12
parties need to have	Statutory Powers Procedure
opportunity to challenge	Act, 2:12, App. F
evidence, 2:27	waiver of rule, 2:12
powers conferred on Board	interim orders, 2:23
members by RTA, 2:27	parties, adding and removing,
iurisdictional powers. 2:11	2:13

LANDLORD AND TENANT LANDLORD AND TENANT BOARD—Cont'd BOARD—Cont'd Powers of board—Cont'd Powers of board-Cont'd procedural powers—Cont'd substantive powers—Cont'd payment into Board, ordering abuse of process, preventing and permitting, 2:22, generally, 2:39 App. B, App. E, Rule 31 examples of situations, 2:39 ensuring landlord in no frivolous and vexatious worse financial posiapplication, 2:39 tion, 2:22 misleading or abusive tenant application concernapplication, 2:39 ing maintenance power to prevent abuse of problems, 2:22, Rule process, 2:39 31.11 power to put tenant back pre-hearing conferences and into possession, 2:39 case management hear-Statutory Powers Procedures ings, 2:24, Rule 20 Act, 2:39, App. F pre-screening of applications administrative fines generally, 2:26, Rule 8 generally, 2:31 defective applications amount of fine, 2:31 rejected by staff, 2:26 conditional fine, 2:31 dispute over interpretation, examples of cases, 2:31 where, 2:26 fine vs. costs, 2:31 iurisdiction for administracosts tive staff, 2:26 generally, 2:36 notice, reasons, and require-Board's costs, order to pay, ments for resumption 2:36 of processing must be given, 2:26 misconduct of party, 2:36 "special" hearing, 2:36 Statutory Powers Procedure Act, 2:26, App. F representation fees, 2:36 proceedings, controlling, 2:18 statutory authority, 2:36 advocate or advisor, 2:18 successful applicant, 2:36 declaratory relief, 2:29 maintenance of order, 2:18 equitable remedies, 2:35 public hearings, 2:18 errors, correcting, 2:41 refusal to accept or continue to process an application, eviction 2:25 generally, 2:33 Statutory Powers Procedure eviction vs. termination, Act, 2:18, App. F 2:33 stay of proceedings, 2:25 tenant's application, 2:33 time, extending and shortenunauthorized occupant, ing, 2:17 where, 2:33 substantive powers forfeiture, relief from, 2:40 generally, 2:29 to 2:43 injunctive relief, 2:34

LANDLORD AND TENANT LANDLORDS AND TENANTS BOARD—Cont'd -Cont'd Powers of board-Cont'd Bankruptcy and insolvency of tensubstantive powers—Cont'd ant-Cont'd monetary compensation, 2:30 stay of proceedings-Cont'd different grounds, 2:30 proceeding for claim "provorder prohibiting rent increase able in bankruptcy," 3:15 (OPRI), 2:43 claims "provable in bankother terms and conditions, ruptcy" defined, 3:15 2:37 compensation for damage, 3:15 relief from forfeiture, granting, 2:40 debt for past rent, 3:15 review of decisions, 2:42 Boarders/lodgers, 3:11 service standards, 2:57 Condominium purchasers termination of tenancy generally, 3:12 generally, 2:32 Condominium Act, 1998 limiting "fault" grounds, 2:32 or modifying provisions of "no-fault" grounds, 2:32 RTA, 3:12 tenant application, 2:33 interim occupancy arrangements, transferring tenancy, 2:38 3:12 Rules of Procedure, App. D landlord and tenant relationship, Social justice tribunals cluster, 2:2, 3:12 2:10, App. E rent control not applying, 3:12 termination of interim occupancy LANDLORDS AND TENANTS under RTA, 3:12 See also SUPERINTENDENTS application for possession AND OTHER EMPLOYEES against defaulting OF LANDLORD purchaser, 3:12 Generally, 3:1 Co-ownership Assignees, App. E generally, 3:18 Bankruptcy and insolvency of tencorporate ownership, 3:18 ant each shareholders having right generally, 3:15 to occupy specific unit, bankrupt's property vesting in 3:18 trustee in bankruptcy, 3:15 "own use" or "purchaser's use" interest in rental property, 3:15 applications under RTA, insolvent person's property not 3:18 passing to trustee, 3:15 preconditions, 3:18 landlord able to commence evictenants in common tion proceedings based on other claim, 3:15 generally, 3:18 landlord unable to commence amendment restricting right of purchaser to evict tenants, application based on arrears, 3:15 3:18 stay of proceedings exception for buildings with generally, 3:15 six units or less, 3:18

LANDLORDS AND TENANTS	LANDLORDS AND TENANTS
—Cont'd	—Cont'd
Co-ownership—Cont'd	Life tenancy—Cont'd
tenants in common—Cont'd	occupancy for life usually under
amendment restricting right of	will, 3:17
purchaser to evict tenants,	responsibility for repairs, 3:17
3:18 —Cont'd	termination on death of life ten-
where landlord or family	ant, 3:17
member previously	Mortgagee in possession
occupied unit, 3:18	generally, 3:2, 3:13, App. G
landlord and tenant relation- ship with existing tenant,	enforcement of rights as landlord
whether, 3:18	under RTA where identities
right to occupy specific unit,	known, 3:13
3:18	long-term leases not registered on
Guarantors	title, 3:13
generally, 3:16	mortgagee deemed landlord
arguments for including guaran-	where "in possession,"
tor in applications before	3:13, App. G
tribunal, 3:16	tenants obligated to pay rent to
meaning of "guarantor," 3:16	mortgagee, 3:13
order for payment of rent only	mortgagee exercising control over property upon
against tenant, 3:16	mortgagor's default, 3:13,
guarantors not tenants, 3:16	App. G
"rent" paid for right to occupy,	notice to tenants of change in
3:16	landlord, 3:13, App. G
Introduction, 3:1	failure to comply preventing
Landlord	exercise of mortgagee's
generally, 3:1, 3:2	rights, 3:13
definition, 3:2, App. B	preliminary steps not constituting
property management company as landlord. 3:2	taking possession, 3:13
successors in title	prior breaches by former
generally, 3:2	landlord, 3:13
benefit from conduct of previ-	problems in identifying tenants
ous landlord, 3:2	and tenancy agreements,
liability for conduct of previ-	3:13
ous landlord, 3:2	powers of court, 3:13
liable for money illegally col-	risk in commencing Board
lected previously, 3:2	application without neces-
liable from date successor	sary information, 3:13
acquired property, 3:2	Rent deposits collected by former
Life tenancy	landlord, 3:13
generally, 3:17	Roommates, 3:6, App. E
lease for life precluding notice of	Single family dwelling
termination under RTA, 3:17	generally, 3:13

LANDLORDS AND TENANTS LANDLORDS AND TENANTS -Cont'd -Cont'd Single family dwelling—Cont'd Tenant "in possession"—Cont'd option to purchase in lease, limit on tenant's liability for rent where arrears, 3:4 generally, 3:13 multiple tenants: Bakker decipossession for mortgagee's sion, **3:4** family or purchaser, 3:13 remedies against tenant "in postenant application to re-occupy session," 3:4 if mortgagee or purchaser "money order," 3:4 not occupy unit, 3:13 possession of rental unit at unauthorized conversion to time of application, 3:4 multiple units, 3:13 Tenant's death vacant possession clause in generally, 3:14 agreement of purchase estate of tenant not having rights and sale to be modified, of "tenant," 3:14 3:13 heir of tenant not having right to extension of closing date, take over tenancy, 3:14 provision for, **3:13** mobile home exceptions where whether single family dwelltenant owning mobile home, ing, 3:13 3:14 tenancy agreements, subject to, personal representative having 3:13 right to commence proceedtenants obligated to pay rent to ing, 3:14 mortgagee, 3:13, App. G removal of property within 30 termination of tenancies under days of death, 3:14 RTA, 3:13, App. G sale of property within six notice of termination, App. G months of death, 3:14 Subtenancies, App. E surviving spouse having new Tenant protection, 3:14 generally, 3:3, App. E tenancy deemed to be terminated death of tenant, 3:14 30 days after death, 3:14 definition, 3:3, App. B Tenant's spouse factors considered, 3:3 generally, **3:5**, **App. B** payment of rent by person not spouse deemed to be "tenant" necessarily meaning that where principal residence, tenant, **3:3** 3:9 responsibilities, App. B exceptions, 3:9 spouse of, App. E surviving spouse having option trespassers, 3:3 of vacating or remaining as Tenant "in possession" "tenant," 3:8 generally, 3:4 indicia of "in possession," 3:4 LAWFUL RENT control over unit, 3:4 See RENT AND OTHER retention of keys, 3:4 **CHARGES**

LEAK

Generally, 11:6

LEGAL REPRESENTATION Generally, 2:53, 16:9, App. E

LIFE TENANCY

See LANDLORDS AND TEN-ANTS

LIMITATION OF LIABILITY Generally, 11:10

LIMITATION PERIOD

Generally, 2:5, 2:26, 2:54, 10:18, 11:19, 12:1, 12:8, 12:11, 13:24, 15:24, 19:6

LITIGATION GUARDIAN

Generally, 2:45, 2:49, 16:10, 16:36, App. B

LOCKOUT, ILLEGAL

See OBLIGATIONS OF LANDLORDS, OTHER

LOCKS

See also APPLICATIONS BY LANDLORD, non-eviction applications; OBLIGATIONS OF LANDLORDS, OTHER, PENAL SANCTIONS

Generally, 7:2, 12:2, 12:3, 12:19, 12:26, 13:4, 13:25, 17:3, 19:11

LODGER

See LANDLORDS AND TEN-ANTS

MAINTENANCE OBLIGATIONS OF LANDLORDS

See also OBLIGATIONS OF LANDLORDS, OTHER

Common maintenance issues generally, 11:4 inadequate heat, 11:5 leaks, floods and sewer back-ups, 11:6

mould, 11:7

MAINTENANCE OBLIGATIONS OF LANDLORDS—Cont'd

Common maintenance issues
—Cont'd

pests, 11:8

Entry to premises, rules, 11:19

Good state of repair and fit for habitation

generally, 11:2, App. E

"as is" basis, 11:2

"fit for habitation," meaning of, 11:2, App. E

"good state of repair," meaning of, **11:2**

maintaining complex in state of good repair, meaning of, 11:2

reasonableness of steps taken by landlord, 11:2

routine inspections of rental units, 11:2

security guards as essential service, **11:2**

tenant's acknowledgment that premises satisfactory, 11:2 landlord's obligation under Act remaining, 11:2

Health, safety, housing and maintenance standards

generally, 11:3, App. B, App. E

cases where tenants successful in proving breach of standards, 11:3

cost of repairs, limit on, 11:3 failure to comply, consequences for, 11:3

investigation of alleged violations, 11:3

sources of standards

generally, 11:3

health standards in Health Protection and Promotion Act, 11:3

housing and maintenance standards in municipal bylaws, 11:3

MAINTENANCE OBLIGATIONS MAINTENANCE OBLIGATIONS OF LANDLORDS—Cont'd OF LANDLORDS—Cont'd Health, safety, housing and mainte-Landlord's liability, limits on nance standards—Cont'd generally, 11:10 sources of standards-Cont'd agreement that tenant will Toronto Property Standards perform routine mainte-By-law, **11:3** nance, 11:17 Heating, inadequate, 11:5 foreseeability issues, 11:15 Introduction general principles, 11:10 generally, 11:1 liability of new landlord or common clause requiring tenants mortgagee in possession, 11:11 to make repairs, 11:1 mitigation responsibilities, 11:15 no implied covenant warranting suitability of premises, 11:1 notification of landlord of problems RTA requiring landlord to maintain premises in good generally, 11:13 state of repair landlord's obligation not generally, 11:1 dependent on notification, 11:13 leases incorporating landlord to take necessary interdependence with steps in reasonable time tenant's obligations, 11:1 to fix problem, 11:13 maintenance standards under objective vs. subjective standard, **RTA** 11:14 generally, App. C2, App. E tenant's responsibility for cleanligeneral maintenance, App. ness and damage, 11:12 C2Leaks/floods/sewer issues, 11:6 inspection charges, App. C2 Mobile home parks and land lease mobile homes parks and communities, 11:9 land lease communi-Mould issues, 11:7 ties, App. C2 Pest infestations, issues re. 11:8 safety and security, App. C2 Procedure structural elements, App. generally, 11:19 C2application by tenant to Board for utilities and services, App. relief, 11:19 C2commencement of application obligation of landlord extendwithin one year of ing to common areas and problem arising, 11:19 facilities, 11:1 landlord's application and, obligation to repair being 11:19 implied covenant by ongoing maintenance issues, landlord, 11:1 evidence re, 11:19 "services and facilities" Remedies for breach provided by landlord listed in Act, 11:1, App. generally, 11:20, 11:20 to 11:28, B, App. C1 App. E

MAINTENANCE OBLIGATIONS MAINTENANCE OBLIGATIONS OF LANDLORDS—Cont'd OF LANDLORDS—Cont'd Remedies for breach—Cont'd Remedies for breach—Cont'd abatement of rent order Board considers appropriate—Cont'd generally, 12:19 general damages for landlord's circumstances justifying, case law, 11:19 breach, 11:28 damages and abatement, 11:23 limit on costs awarded, 11:28 lack of repairs extending punitive or exemplary dambeyond reasonable time, ages, 11:28 11:23 specifying dates and times of entry into rental unit, period when landlord aware of 11:28 maintenance problem, 11:23 order prohibiting rent increase where disturbance created by (OPRI) repair work, 11:23 generally, 11:27 issue concerning confirmation damages when work order satisgenerally, 11:26 fied, 11:27 cases where damages awarded notice/content of OPRI to proor considered as remedy, spective new tenant, 11:26 11:27 compensation for damage to relief granted for landlord property and out-ofbreach, 11:27 pocket expenses, 11:26 serious breach of landlord's damages for personal injuries maintenance obligations, to be pursued in civil 11:27 action, 11:26 repairs by tenant authorized landlord ordered to do repairs generally, **11:24** generally, 11:25 application to obtain order abatement not necessarily authorizing work done, satisfying tenant, 11:25 11:24 final order not allowing for authorization before doing any monitoring of complinecessary work, 11:24 ance, 11:25 notice to landlord of necessity interim order permitting later for repairs, 11:24 hearing to ascertain set-off of amounts incurred not compliance, 11:25 automatic right, 11:24 landlord typically ordered to termination of tenancy have work done, 11:25 generally, 11:21 tenant arrange for work if application by tenant, 11:3, landlord fails and 11:21 deduct cost from future fire damage, 11:21 rent, 11:25 serious breach of duties, 11:21 order Board considers appropriwhether fundamental breach of ate landlords obligation, generally, 11:28 11:21

MAINTENANCE OBLIGATIONS OF LANDLORDS—Cont'd

Remedies for breach—Cont'd withholding rent generally, 11:22

RTA encouraging tenants to withhold rent, 11:22 withholding of rent where se

withholding of rent where serious maintenance problems, 11:22

withholding rent not recommended strategy, 11:22

Supporting documentation to be filed, **11:19**

Tenant's application in response to landlord's application, 11:19 consolidation of applications, 11:19

written request to landlord for repairs, 11:19

MARIJUANA

See DRUGS

MAXIMUM RENT

Generally, 7:8, 9:2, 9:4, 9:26

MEDIATED AGREEMENT

Generally, 2:53, 13:27, 14:8, 16:15, 23:28, App. A:20, App. B

MEDIATION AND NEGOTIATION

See PROCEEDINGS BEFORE LANDLORD AND TENANT BOARD

MICE

Generally, 11:2, 11:12, 11:13, 11:21, 11:23, 11:26, 11:28, 12:19, 12:23

MISREPRESENTATION

Generally, 5:6, 5:12, 6:16, 13:26, 23:20, App. A:12, App. B

MITIGATION

Generally, **5:14**, **11:16**

MIXED USE OF PREMISES

Generally, 4:6, 4:8

MOBILE HOMES AND LAND LEASE HOMES

Assignment of site

generally, 20:10, App. B

right of landlord to refuse consent to "specific assignment,"

whether landlord able to unreasonably refuse consent, **20:10**

RTA placing onus on landlord to object by commencing application, 20:10

tight deadline for making application, **20:10**

Demolition, conversion or repairs, termination for

generally, 20:15

compensation for tenant, 20:15 conversion, termination for, 20:15

minimum notice where home owned by tenant, 20:15

Disposal of tenant's home and personal property

generally, 20:13, 20:14, App. B abandonment of home, 18:1,

App. A:21

death of owner, **20:14**, **App. B** termination of tenancy

generally, 20:13, App. B

landlord of park or community having no right to enter home, 20:12

liability of landlord for failure to comply with procedures, 20:13

notice of intention to dispose of home, 20:13

sale or retention of home after 60 days, **20:13**

tenant's claim for home or proceeds within 6 months, **20:13**

MOBILE HOMES AND LAND
LEASE HOMES—Cont'd
Property assessment information,
20:6, App. B, App. H
Rent and other charges
generally, 7:2, 20:16 to 20:20,
App. B
exemption from "cap" on rent
increase above guideline,
20:19
capital expenditures, certain
types of, 20:19
"infrastructure work," 20:19,
App. B
municipal or local service taxes, collecting, 20:20
new tenancies, establishing rent
for, 20:16
permitted charges
generally, 7:2, 20:18, App. B
administration fee being illegal
charge, 7:2
expenses relating to entry into
park and installation of
home, 7:2, 20:18
membership fees not constitut-
ing "rent," 20:18
property taxes paid by landlord
relating to home, 7:2
water expenses, 7:2, 20:18
rent increase permitted on assign-
ment of site, 20:17, App. B
Renting mobile home or land lease
home from owner, 20:21
Restraint of trade prohibited, 20:11,
App. B
Tenant's right to sell
generally, 20:7 to 20:9, App. B
advertising home for sale, 20:9,
App. B
landlord's right of first refusal,
20:8, App. B
MORTGAGEES IN POSSESSION
See LANDLORDS AND TEN-
ANTS

MORTGAGES ACT NATURAL JUSTICE, PRINCIPLES OF—Cont'd Generally, App. G Procedural fairness—Cont'd **MOTEL** evidence considered by member, See HOTEL 2:48 parties to have opportunity to **MOULD** confront evidence, 2:48 Generally, 11:3, 11:7, 11:12, 11:13, failure to control disruptive 11:16, 11:19, 11:23, 11:24, conduct, 2:48 11:28, 14:14, 19:16, 19:23, Right to be represented, 2:47 App. C2 **NEGLIGENCE** MUNICIPAL TAXES AND Generally, 2:2, 2:9, 2:51, 7:22, **CHARGES** 11:6, 11:13, 11:15, 11:21, Generally, 1:5, 9:4, 9:10, 9:16, 11:23, 11:26, 12:20, 13:28, 9:17, 9:19, 9:22, 9:29, 10:4, 13:29, 16:36, 18:1, 18:7, 19:1 10:6, 10:9, 16:17, App. B, App. C1 **NEGOTIATION AND MEDIATION** NATURAL JUSTICE, PRINCIPLES OF See PROCEEDINGS BEFORE LANDLORD AND TENANT Bias **BOARD** generally, 2:45 lack of neutrality or impartiality, NOISE 2:45 Generally, 2:4, 10:14, 11:14, 12:2, procedural fairness, 2:45 12:5, 12:6, 12:19, 12:27, "reasonable apprehension of 13:30, 13:31, 13:35, 14:11, bias," 2:45 14:15, 15:16, 15:25, 16:37, test applied, 2:45 23:2, App. C1 submissions where allegation of NON-ARM'S LENGTH bias, 2:45 **TRANSACTIONS** Introduction Generally, 9:21, App. C1 generally, 2:44 conduct of Board members, 2:44 NON-PROFIT CO-OPERATIVE duty to act fairly, 2:44 **HOUSING** Model Code of Conduct, 2:44 Bill 14, situation prior to, 23:2 Language, 2:46 change, impetus for, 23:3 French interpreter provided, 2:46 offences, 19:32 other interpreters to be arranged Bill 14 reforms by parties, **2:46** generally, 23:4 to 23:32 Persons under disability, 2:49 applications under Part V.1 Procedural fairness generally, 23:5 to 23:14, App. generally, 2:48 E, Rule 34.1 absence of party, 2:48 adjournment requests, 23:14 each party to have opportunity to case management hearing, present case, 2:48 23:10, App. E nonsuit motion, 2:48 ex parte applications, 23:14

NON-PROFIT CO-OPERATIVE NON-PROFIT CO-OPERATIVE **HOUSING—Cont'd HOUSING—Cont'd** Bill 14 reforms—Cont'd Bill 14 reforms—Cont'd applications under Part V.1 notice of termination, applica--Cont'd tions where required merits hearing, 23:11, App. E —Cont'd notice of hearings, 23:7, App. second notice, 23:27 **F, Rule 34.3** remedies, 23:32 representation at hearings, service of documents, 23:15 23:13, App. E NON-PROFIT PUBLIC HOUSING serving and filing complete application, 23:6, App. E, Generally, 4:25, App. B **Rule 34.3** NON-RESIDENTIAL USE serving and filing complete response, 23:9, App. E, Generally, 4:6, 13:15 **Rule 34.3** NOTICE OF RENT INCREASE eviction, relief from, 23:31 notice of termination, application Generally, 5:10, 5:17, 9:7, 9:12, made without notice to unit 10:4, 21:8, App. B member NOTICE OF TERMINATION generally, 23:28 to 23:30 Generally, 2:17, 6:4, 6:16 to 6:18, application under s. 94.10, 12:5, 12:7, 12:8, 13:15, 13:25, 23:29 13:28, 13:29, 13:31, 16:2, breach of order or mediated 16:8, 20:15, 23:16, 23:24, agreement, 23:30, App. App. B, App. E, App. H A:20 notice of termination, applica-OBLIGATIONS OF LANDLORDS, tions where required OTHER generally, 23:16 See also MAINTENANCE fast-track, 23:23, App. A:14 **OBLIGATIONS OF** normal, 23:22, App. A:13 **LANDLORDS** illegal act, 23:21 Evicted tenant's property, obligamaterial misrepresentation of tions respecting, 12:10, 19:29, income, 23:20 App. A:37 non-payment of housing Harass, obstruct, coerce, threaten or charges, 23:19 interfere with tenant, obligaovercrowding, 23:26, App. tion not to A:18 generally, 12:7, App. A:34 persistently late payment of "coercion," meaning of, 12:7 housing charges, 23:17 definitions, 12:7 reasonable enjoyment, "harassment," meaning and substantial interference instances of, 12:7 with, 23:24, App. A:15, "interference" meaning of, 12:7 App. A:16 "obstruction," meaning of, 12:7 safety impairment, 23:25, App. A:17 "threatening," meaning of, 12:7

OBLIGATIONS OF LANDLORDS, OBLIGATIONS OF LANDLORDS, OTHER—Cont'd OTHER—Cont'd Illegal lockouts: obligation not to Interference with reasonable enjoyalter locking system without ment of unit/complex, obligagiving keys tion not to-Cont'd generally, 12:3, App. A:31 tenant's application, 12:1 abandoned units, 12:3 Notice of termination in bad faith, keys to new locks to be given to obligation not to give tenant, 12:2 generally, 12:8, App. A:35 remedies, 12:13 lengthy delay between tenant wrongful eviction being seriously vacating and landlord taking dealt with, 12:3 possession, 12:8 administrative fine imposed on question whether notice given in landlord, 12:3 good faith, 12:8 Interference with reasonable enjoyobligation to act in good faith ment of unit/complex, obligain giving notices, 12:8 tion not to suspicion and bad faith if generally, **12:5**, **App. A:33** landlord indicating possesbreaches of covenant for quiet sion and not moving in, 12:8 enjoyment tenant not informed of right to generally, 12:5 first refusal where extensive covenant for quiet enjoyment renovations, 12:8 expressed or implied in where notice on behalf of residential tenancies, 12:5 purchaser, 12:8 statutory obligation of Privacy rights of tenant vs. landlords, 12:5 landlord's right to enter unit examples of interference, 12:5 generally, 12:2 limitation of landlord's awards/remedies re unauthorized/ liability, 12:5 illegal entry, 11:22 Ontario Law Reform Commislandlord's right to enter on 24 sion recommendations. hours' written notice, 12:2 12:5 landlord's right to enter without whether breach of covenant written notice, 12:2 occurred and appropripermitting entry of others, 11:22 ate remedy, 12:5 real estate agents, 12:2 repairs, 12:2 See repairs/maintenance, Procedure, 12:11 interference with combining of tenant applications, enjoyment caused by 12:11 introduction, CITE12:6 events complained about to occur obligations of landlord, 12:5 during tenancy, 12:11 additional obligations under service of application and notice RTA, 12:1 of hearing, 12:11 responsibility for conduct of superintendent and agents, timing of tenant application,

12:11

12:1

OBLIGATIONS OF LANDLORDS,	OBLIGATIONS OF LANDLORDS,
OTHER—Cont'd	OTHER—Cont'd
Procedure, 12:11—Cont'd	Remedies—Cont'd
types of tenant applications,	damages—Cont'd
12:11	moving expenses, storage
Remedies	expenses and difference
generally, 12:12 to 12:27, App. B	in rent, 12:22
abatement of rent	punitive damages, 12:23
generally, 12:19	evicted tenant denied access to
case examples, 12:19	property, remedies where, 12:15
harassment, 12:19	
illegal entry, 12:19	illegal lockouts, special provisions respecting, 12:13
illegal lockout, 12:19	other order that Board consider-
seriousness of event or conduct	ing appropriate, 12:26
as factor, 12:19	prohibition of conduct, 12:20
administrative fine, 12:26, App.	remedies different from those in
E	application, 12:16
bad faith notice, remedies for,	right of first refusal, failure to
12:14	honour, 12:14
breach of ss-27, remedies for,	termination of tenancy, 12:17
12:12	Repairs/maintenance, interference
damages	with enjoyment caused by
generally, 12:20 to 12:24	generally, 12:6
aggravated damages, 12:24	relief available to tenants
compensation for lost or dam-	generally, 12:6
aged property and out-of-	abatement of rent where
pocket expenses, 12:21	substantial and unreason-
exemplary damages, 12:23	able interference, 12:6
introduction	abatement where temporary
generally, 12:20	loss of use of facilities
case examples, 12:20	during repairs, 12:6
civil action for substantial	no abatement where specified
amount, 12:20	conditions met, 12:6
court having jurisdiction for	O. Reg/06, 12:6
personal injuries, 12:20	O. Reg/98, 12:6
exculpatory clauses in	test being convoluted and restrictive, 12:6
tenancy agreements,	significant disturbance possibly
12:20	breaching covenant, 12:6
general damages flowing	substantial inconvenience and
from landlord's breach,	discomfort, 12:6
12:20	tenant's right to quiet enjoyment
power to award compensa-	vs. landlord's obligation to
tion for monetary	repair, 12:6
losses, 12:20	competing interests where
types of damages, 12:20	major repair project, 12:6

OBLIGATIONS OF LANDLORDS, OTHER—Cont'd

Right of first refusal, obligation to honour, **12:8**, **12:9**

Vital services, obligation not to withhold/interfere with supply of

generally, 12:4

self-help remedies prohibited, 12:4

supply of vital services or care services not to be withheld or interfered with, **12:4**

"care services" defined, 12:4, 21:2, App. B

"vital services" defined, 12:4, App. B

withholding vs. interference with, 12:4

OBLIGATIONS OF TENANTS

Generally, 13:1

OBSTRUCTION

Generally, 2:3, 11:3, 12:1, 12:5, 12:7, 13:30, 15:11, 15:23, 18:7, 19:12, 19:15, 20:12

OCCUPANT

Generally, App. A:23, App. B, App. E

ODOUR

Generally, **12:5**, **13:28 to 13:30**, **14:11**

OFFENCES

See PENAL SANCTIONS

ONTARIO ENERGY BOARD

Generally, 2:3, 22:1

ONTARIO HUMAN RIGHTS CODE

See also HUMAN RIGHTS ISSUES

Generally, **15:1**, **App. I1**, **App. I2**

OPERATING COSTS

Generally, 1:3, 2:19, 7:22, 9:4, 9:10, 9:16, 9:19, 9:22, 9:24, 9:29, 15:14, App. B, App. C1

OPERATING COSTS, TABLE

Generally, App. J

ORAL TENANCY AGREEMENT

Generally, **5:4**

ORDERS

Generally

See PROCEEDINGS BEFORE LANDLORD AND TEN-ANT BOARD

Consent, 2:2, 16:12, 16:22

Interim orders, 2:22, 11:25, 16:22, 16:24, 16:37

Order prohibiting rent increase (OPRI), 2:34, 2:43, 7:8, 7:22, 9:11, 10:18, 11:27, 19:31

Practice rules

See RULES OF PRACTICE

OUT-OF-POCKET EXPENSES

Generally, 2:30, 11:15, 11:16, 11:20, 11:26, 12:8, 12:12, 12:15, 12:21, 15:19, 18:7, 20:13, 20:18

OVERCROWDING

Generally, 6:16, 6:19, 13:32, 14:2, 14:13, 14:16, 23:2, 23:26, 23:31, App. A:18, App. B

PARENTAL RESPONSIBILITY ACT, 2000

Generally, 13:28, App. L

PARK/COMMUNITY RULES

See MOBILE HOMES AND LAND LEASE HOMES

PARTIES, AGENTS AND REPRESENTATIVES

Generally, **16:9**, **App. E**

PENAL SANCTIONS—Cont'd PART V.1 OF RTA Introduction—Cont'd Generally, 4:14, 23:5 to 23:32, complaint to Ministry's **Rule 34.1** Investigation and Enforce-PAYMENT INTO BOARD ment Unit, 19:1 Generally, 2:22, App. B, App. E evidence, 19:7, App. B investigation of complaint, 19:1, PAYMENT OF RENT App. B See APPLICATIONS BY limitation period, 19:6, App. B LANDLORD; ARREARS; onus of proof, 19:3 RENT AND OTHER penalties and factors considered CHARGES, RENT on sentencing DECREASES; RENT generally, 19:8, App. B **INCREASES** aggravating factors, 19:8 PENAL/CORRECTIONAL fines generally, 19:8 (INSTITUTION) maximum fine, 19:8 ACCOMMODATION time for payment, 19:8 Generally, 4:12, App. B victim fine surcharge, 19:8 mitigating factors, 19:8 PENAL SANCTIONS plea bargain, 19:8 Evicted tenant's property not availpurpose of offences and sancable for retrieval, 19:30 tions, 19:2 Failure to comply with compensarecent developments, 19:9 tion requirements, 19:17 trial within a reasonable period of Failure to do work, 19:23 time False or misleading information, generally, 19:10 furnishing, 19:19 case law, 19:10 landlord, by, 19:20 Charter challenges, 19:10 tenant, by, 19:21 unreasonable delay, 19:10 Harassing or interfering with reatypes of offences, 19:4 sonable enjoyment of tenant, New offences under RTA, 19:31, App. B Illegal change of locks and unlawful Non-profit housing co-operatives, recovery of possession, 19:11 19:32 landlord, by, **19:13** Receipt, failure to provide, 19:27 RTA provisions, 19:11 Security deposits, offences relating tenant, by, 19:12 Illegal entry, 19:22 generally, 19:24 Illegal rent, charging, 19:28 failure to repay deposit, 19:26 Interference with landlord's rights, four offences, 19:24 19:15 illegal security deposit, 19:25 refusal of access to unit, 19:15 Sheriff evicts tenant, 18:5 Introduction Unlawful seizure of goods, 19:16 generally, 19:1 to 19:10 Vital services, interference with attempts, 19:5, App. B generally, **19:14**

PENAL SANCTIONS—Cont'd PRACTICE DIRECTIONS Vital services, interference with Social Justice Tribunals Ontario, -Cont'd App. E case examples, 19:14 PREDOMINANT USE OF heavier fines, 19:12, 19:14 **PREMISES** leniency where financial difficul-Generally, 4:6, 4:8 ties, 19:14 "vital services" defined, 19:14, PRE-HEARING CONFERENCE App. B, App. C1 Generally, 2:24 heat, provision of, 19:14 PRE-PAYMENT OF RENT PERSONS UNDER DISABILITY Generally, 7:14, 8:2 Generally, 2:49 PRE-SCREENING OF **PESTS** APPLICATION Generally, 11:2, 11:8, 11:16, 11:23, Generally, 2:26 16:12 **PRIVACY PETS** See OBLIGATIONS OF Eviction LANDLORDS, OTHER generally, 17:6 PROCEEDINGS BEFORE presence of animal, applications LANDLORD AND TENANT based on **BOARD** generally, 13:27, 13:30, 13:31, See also LANDLORD AND TEN-13:33, App. B ANT BOARD case examples, 23:25 Adjournments "no pet" provisions having no generally, **16:16** legal effect, **4:27, 5:6** conditions for, 16:16, App. E serious interference or serious consent of parties, 16:16 impairment of safety, where, 13:7, 13:28, contested adjournment, 16:20 13:30, 23:25 Interpretation Guideline No: 1 Prohibition against "no pets" procedure to follow, 16:16, clauses App. E generally, **4:27**, **5:6**, **13:33** new issues raised by tenant, 16:16 condominium unit rented where declaration prohibited pets, Appeals generally, 16:33 to 16:40, App. B university requiring notice of automatic stay, 16:35 termination executed at examples, 16:39 commencement of tenancy, improper purpose, appeals 5:6 brought for generally, 16:37 POST-DATED CHEQUES delaying tactic, 16:37 Generally, 4:24, 5:6, 7:15, 7:21, 8:2, 9:7, 9:8, 12:7, 13:35, eviction orders, effect of delay 14:15, App. BGenerally on enforcing, 16:37

PROCEEDINGS BEFORE	PROCEEDINGS BEFORE
LANDLORD AND TENANT	LANDLORD AND TENANT
BOARD—Cont'd	BOARD—Cont'd
Appeals—Cont'd	Hearing
improper purpose, appeals	generally, 16:17 to 16:20
brought for—Cont'd	electronic hearings, shift to, 1:13
failing to proceed with appeal procedure expeditiously,	recording proceedings
16:37	generally, 16:19
interim orders, 16:37	absence of transcript of hear-
quashing appeal should be	ing resulting in new hear-
seldom exercised,	ing, 16:19
16:37	Divisional Court recom-
powers of Divisional Court,	mending that all hear-
16:40	ings be recorded, 16:19
question of law	lack of recording not neces- sarily permitting
generally, 16:36	appeal, 16:19
issues to be raised at first	not required, 16:19
instance, 16:36	requesting copies, 16:19
question of fact, court not	types of hearings
intervening when, 16:36	generally, 16:17
question of fact whether	electronic hearing, 1:13,
landlord reasonably	16:17, App. E
accommodating, 16:36	oral hearing, 16:17, App. F
question of law where misin-	written hearing, 16:17
terpretation of word "serious," 16:36	what to expect on day of hearing
right of appeal, 16:33	generally, 16:20
standard of review, 16:38	attendance in advance of time
degree of deference, 16:38	for hearing, 16:20
time limit, 16:34	decision of member, 16:20
extension of time, 16:34	exploring possibility of settle-
,	ment, 16:20
perfecting appeal, 16:34 Application	formal hearings, 16:20
* *	order of proceeding, 16:20
generally, 16:8	hearing block, 16:20
parties, 16:8	order of cases
prescribed information, 16:8	generally, 16:20
types of applications	
generally, 16:8 combined applications, 16:8	adjournments, contested, 16:20
factors considered, 16:8	contested matters, 16:20
grounds for termination able to	unopposed matters, 16:20
be "cured," 16:8	withdrawals or consents,
potential grounds, 16:8	16:20
restrict to one main issue, 16:8	

PROCEEDINGS BEFORE	PROCEEDINGS BEFORE
LANDLORD AND TENANT	LANDLORD AND TENANT
BOARD—Cont'd	BOARD—Cont'd
Hearing—Cont'd	Negotiation and mediation—Cont'd
what to expect on day of hearing	mediation—Cont'd
—Cont'd	partial settlement, 16:15
waiting for missing parties,	agreement not barring
16:20	proceedings on other
Introduction	issues, 16:15
generally, 16:1	release, 16:15
application steps where not seek-	terms inconsistent with RTA,
ing termination of tenancy,	16:15
16:1	waiver of right to relief
application steps where seeking	against forfeiture not
termination of tenancy, 16:1	permitted, 16:15
expeditious determination of	written agreement, 16:15
questions, 16:1, App. A:24	negotiated settlement allowing
procedural powers of Board, 16:1	parties to retain some
waiver or variance of rules, 16:1	control, 16:15
Judicial review	settlement concerning arrears of rent before hearing
generally, 16:41	generally, 16:15
application for judicial review,	consent order, 16:15
16:41	landlords not likely to take
court intervening where tribunal	advantage of process,
exceeded its jurisdiction,	16:15
16:41	request to re-open application
tribunal having inherent right to	if agreement breached,
control its process, 16:41	16:15
Negotiation and mediation	terms contrary to Act, 16:15
generally, 16:15	Notices of termination, 16:2
mediation	expiry date, 16:2
generally, 16:15	Orders and reasons
advantages of mediation,	generally, 16:22, App. B
16:15	conditions considered fair in cir-
landlord's perspective,	cumstances, 16:22, App.
16:15	A:28
tenant's perspective, 16:15	paying rent on time, 16:22 consent orders
breach of mediated agreement,	
16:15	generally, 16:22 discretion of Board to grant,
re-opening application,	16:22
16:15	setting aside, 16:22
mediation process, 16:15	tenant to make specified pay-
mediator, role of, 16:15	ments, 16:22
release of funds paid into	where breach of order
Board, 16:15	permitting landlord to

PROCEEDINGS BEFORE PROCEEDINGS BEFORE LANDLORD AND TENANT LANDLORD AND TENANT BOARD—Cont'd BOARD—Cont'd Orders and reasons—Cont'd Preparation for hearing—Cont'd consent orders-Cont'd implications of s: tenant raising tenant to make specified payany issues-Cont'd ments, 16:22-Cont'd landlord's perspective apply for ex parte —Cont'd order, 16:22 periodic inspection of rental final order and reasons units, 16:12 generally, 16:22, App. B records, bring to hearing, Board functus after final order, 16:12 16:22 regular inspection of common areas, 16:12 intelligible and permit meaningful appellate review of tenant's file, 16:12 review, 16:22 system for dealing with reasons ought to be provided maintenance where decision of significomplaints, 16:12 cant impact, **16:22** tenant's perspective, 16:12 request for written reasons, Presentation of cogent evidence 16:22 concerning maintenance where reasons required, 16:22 complaints, 16:12 interim order, 16:22 Representation, 16:9, 16:10 Statutory Powers Procedure Act, legal, 16:9 16:22, App. F litigation guardians, 16:10 interim order, 16:22 Reviews, 16:23 to 16:29, App. B, Preparation for hearing App. F generally, 16:11, 16:12 authority of Board to review its generally decision, 16:23, App. F evidence, gathering of, 16:11 procedure legal representation, 16:11 generally, **16:27** witnesses, arranging for, 16:11 summons to witness and new hearing where original personal service, 16:11, order quashed, 16:27 App. F preliminary review by implications of s: tenant raising member, 16:27 any issues denial of request, 16:27 generally, 16:12, App. B request to review, 16:25, 16:27 landlord's perspective request for specific relief, generally, 16:12 16:27 adjournment, 16:12 stay of enforcement of order, inspection of rental unit, 16:27 16:12 review hearing, 16:27 negotiations for reduced arrears, 16:12 conditional upon complying releases, if reach agreewith certain conditions, ment, 16:12 16:27

PROCEEDINGS BEFORE PROCEEDINGS BEFORE LANDLORD AND TENANT LANDLORD AND TENANT BOARD—Cont'd BOARD—Cont'd Reviews, 16:23 to 16:29, App. B, Service of documents—Cont'd App. F-Cont'd timing of service of application procedure-Cont'd and notice of hearing, 16:5 review hearing, 16:27—Cont'd failure to give notice of hearwhere appeal to Divisional ing, 16:5 Court, 16:27 timing of service of notice of purpose of review process termination, **6:5**, **16:5** generally, 16:24 Standard of proof, 16:21 Board will generally not PROPERTY ASSESSMENT interfere with decision of Generally, 20:6, App. B, App. H member, 16:24 where reasonable exercise of PROPERTY TAX discretion, 16:24 Generally, 7:1, 10:3 to 10:13, App. clerical errors, 16:22, 16:24 B, App. C1 interim orders, no review, 16:24 **PURCHASER** Interpretation Guideline No. 8, Generally, 3:12, 3:13, 4:17, 7:22, 16:23, 16:24, App. E 8:9, 12:8, 13:12, App. A:6 party not reasonably able to participate in proceeding **QUASI-JUDICIAL TRIBUNAL** generally, **16:24** Generally, 1:3, 2:2, 2:10, 2:18 Board less likely to overturn **QUESTION OF LAW (APPEALS)** decisions, 16:24 Generally, 16:36 setting aside default orders. 16:24 **QUICK REFERENCE GUIDE** situations where party not Applications under RTA, summary able to participate, generally, App. A:1 16:24 landlord, App. A:5, App. A:26 serious errors corrected, 16:24, termination/eviction, App. A:5 App. E errors of fact, 16:24 to App. A:23 subsequent requests for review, termination not sought, App. 16:29 A:24 to App. A:27 landlord or tenant, App. A:2, time limit, 16:26 who able to request review of **App. A:3** decision, 16:25 tenant, App. A:28 to App. A:41 Rules of Procedure, App. D rent reduction, App. A:40 Self-representation, 16:9 whether RTA applying, App. A:2 Service of documents Motions generally, 16:3 to 16:6 generally, 23:24 to 23:29, App. methods of service, 16:3 A:38, App. A:39 deemed service, 16:3 arrears order voided by payment, proof of service, 16:6 whether, App. A:3

QUICK REFERENCE GUIDE QUICK REFERENCE GUIDE -Cont'd -Cont'd Motions-Cont'd Termination—Cont'd setting aside ex parte order based possession by purchaser, App. on agreement or tenant's notice, App. A:38 tenant ceasing to qualify for setting aside ex parte order based social housing, App. A:9 on breach of agreement or Termination, early order, App. A:39 generally, App. A:10 to App. setting aside voiding order, App. A:23 A:4 abandonment of rental unit, App. Obligations of landlord A:21 agreement or notice to terminate generally, App. A:28 to App. from tenant, App. A:19 A:37 illegal act or business, App. A:11 assignment or sublet, unreasonmediated agreement or order, ably withholding consent to, breach of, App. A:20 App. A:28 misrepresentation of income, disposal of tenant's property within 72 hours, App. A:37 App. A:11 non-payment of rent, App. A:10 harassment of tenant, App. A:34 overcrowding, App. A:18 illegal entry, App. A:30 serious impairment of safety, locks altered without providing App. A:17 key, **App. A:31** substantial interference with reanotice of termination in bad faith, sonable enjoyment: fast-App. A:35 track, App. A:16 repair or maintain property, App. substantial interference with rea-A:29 sonable enjoyment: typical substantially interfering with reacase, App. A:15 sonable enjoyment, App. superintendent's premises, A:33 termination of employment, vital service, App. A:32 App. A:22 Payment of arrears of rent, App. unauthorized occupant, App. A:10 A:23 Rent reduction, App. A:40, App. undue damage: fast-track, App. A:41 A:14 payment of money collected or undue damage: typical case, retained illegally, **App. A:41** App. A:13 reduction or discontinuance of Undue damage, compensation for, services, App. A:40 App. A:26 Termination **RATS** generally, App. A:5 to App. A:9 See PESTS demolition, conversion, repairs or renovations, App. A:7 REASONABLE ENJOYMENT persistent late payment, App. A:8 See APPLICATIONS BY possession by landlord, App. A:5 LANDLORD; OBLIGA-

REASONABLE ENJOYMENT

-Cont'd

TIONS OF LANDLORDS, OTHER; PENAL SANC-TIONS

REBATES AND REFUNDS

Generally, 9:23

RECEIPTS

See RENT RECEIPTS

RECORDING OF PROCEEDINGS

See PROCEEDINGS BEFORE LANDLORD AND TENANT BOARD, hearing

REDUCTION OF SERVICE/FACILITY

Generally, **10:14**, **App. A:40**, **App. C1**

REFUSAL OF EVICTION

Generally, 14:10, App. B, App. E

REGIONAL OFFICE LOCATIONS

Generally, App. D

REGULATIONS, RTA

Generally, 1:5, 2:3, App. C1 to App. C5

Maintenance standards, **App. C2**Suite meters and apportionment of

utility costs, **App. C3**Tenancy agreements for tenancies of prescribed class, **App. C4**

REHABILITATIVE OR THERAPETIC PURPOSES, EXEMPTION FOR

Generally, 4:10

RELIEF FOR TENANTS

See also OBLIGATIONS OF TEN-ANTS AND COMMON APPLICATIONS BY LANDLORD

Eviction application/order (based upon arrears of rent) voided by

RELIEF FOR TENANTS—Cont'd

paying amounts ordered, 14:3, App. B

generally, 14:3

application automatically discontinued by paying arrears, **14:4**

effective date of eviction order providing opportunity to save tenancy, **14:4**

right of tenant under RTA, once per tenancy, to save tenancy, **14:4**

Sheriff's Office required to enforce order issued by tribunal, **14:4**

payment after eviction order becoming enforceable

generally, 14:6, App. B

motion on notice to set aside eviction order before executed

generally, 14:6

hearing to determine payments made, 14:6

payment to Board of amounts owing. **14:6**

payment to landlord of amount required, **14:6**

stay of order when motion

received, 14:6 order declaring eviction order void, and payment of

landlord's expenses, **14:6** stay of eviction order lifted if full amount not paid, **14:6**

payment before eviction order becoming enforceable

generally, **14:5**, **App. A:3**

payment into Board and deposit slip as proof of payment, 14:5

notice that eviction order void, **14:5**

payment of arrears to landlord, 14:5

motion for order determin-

RELIEF FOR TENANTS—Cont'd	RELIEF FOR TENANTS—Cont'd
Eviction application/order (based	Relief from forfeiture
upon arrears of rent) voided by	generally, 14:7 to 14:20, App. E
paying amounts ordered, 14:3,	abuses of process, preventing,
App. B—Cont'd	14:19
payment before eviction order	Courts of Justice Act: court's
becoming enforceable —Cont'd	power to grant relief against forfeiture, 14:20
payment of arrears to landlord,	generally, 14:7
14:5—Cont'd	equitable relief, 14:7
ing payment in full and that eviction order yoid. 14:5	setting aside ex parte orders, 14:18
affidavit and supporting	subsection 83(1): power of Board
documentation re	generally, 14:9
payments filed, 14:5	delay of eviction, 14:12
order declaring that evic-	generally
tion order void, 14:5	factors in deciding to
setting aside voiding order generally, 14:5	exercise discretion, 14:9
Board having power to	refusal of eviction
prevent abuse based on fairness and decency,	generally, 14:10, App. B, App. E
14:5	discretionary power to be
hearing to determine whether full payment	exercised in reasonable fashion, 14:10
made, 14:5	discretionary relief previ-
member making factual findings to determine	ously granted, whether, 14:10
status of eviction order,	future behaviour, indication
14:5	of, 14:10
motion by landlord, 14:5	illegal acts, 14:10
Expiration of eviction order, 14:21 ,	impact of eviction on tenant
App. B	and household, 14:10
Introduction, 14:1	improvident conduct of ten-
Notice of termination voided by	ant, relief from, 14:10
compliance	interests of other tenants,
generally, 14:2	14:10
compliance within seven days, 14:2	Interpretation Guideline No. 7, 14:10, App. E
conduct capable of being "cured," 14:2	tribunal having no responsibility to
first notice, 14:2	consider issues
options of tenant, 14:2	unless raised by ten-
Notice of termination voided by	ant, 14:10
payment, 14:3	landlord's conduct, 14:10

RELIEF FOR TENANTS—Cont'd RELIEF FOR TENANTS—Cont'd Relief from forfeiture—Cont'd Tenant's rights generally—Cont'd subsection 83(1): power of Board waiver-Cont'd —Cont'd acceptance of rent after right of refusal of eviction-Cont'd forfeiture constituting relevant circumstances waiver, 14:5 landlord's intention immateconsidered collectively. 14:9 rial, 14:8 RTA requiring members to Landlord and Tenant Act permitting acceptance of consider whether to rent without waiver, 14:8 exercise its powers, 14:9 mediated settlements containdrug trafficking, 14:10 ing provisions contravenfactors considered, 14:9, ing RTA, 14:8 14:10 waiver of right of tenant to rely upon relief proviseriousness of conduct sions, 14:8 weighing heavily notice of rent increase not against tenant, 14:10 waiver, 14:8 terms and conditions, 14:11 use of stale writ of possession discretion to impose condibeing abuse of process tions on tenants, 14:11 and relief granted, 14:8 subsection 83(3): refusal of eviction order RELIEF FROM FORFEITURE generally, **14:13**, **App. B** See also RELIEF FOR TENANTS children, presence of, 14:16 Generally, 14:7 to 14:20 grounds for refusal in RTA, **RELIGIOUS INSTITUTIONS** 14:13 Generally, 4:27 retaliatory application, 14:15 case law examples, 14:15 RENOVATION RTA provisions, 14:15 See APPLICATIONS BY serious breach by landlord LANDLORD; MOBILE HOMES AND LANDLEASE generally, 14:14 HOMES; RELIEF FOR TENcase examples, 14:14 ANTS maintenance obligations, RENTAL HOUSING TRIBUNAL 14:14 water quality, 14:14 Generally, 1:1, 1:4, 2:2, 2:3 fundamental breach, 14:14 RENTAL PREMISES GOVERNED present breach, 14:14 BY RESIDENTIAL question of fact, 14:14 TENANCIES ACT Subsections 83(4) and 83(5): Business of renting and re-renting compensation for demolition, units. 4:2 conversion or repair, 14:17 Commercial lease of residential Tenant's rights generally units to head tenant who generally, App. E sublets units, 4:2 waiver issue over relationship between generally, 14:8 owner and head tenant, 4:2

RENTAL PREMISES GOVERNED RENTAL PREMISES GOVERNED BY RESIDENTIAL BY RESIDENTIAL TENANCIES ACT—Cont'd TENANCIES ACT—Cont'd Commercial lease of residential Complete exemptions, 4:5 to 4:19, units to head tenant who App. B—Cont'd sublets units, 4:2—Cont'd employees-Cont'd whether head lease being of comon-site salesperson of residenmercial or residential tial building, 4:9 premises, 4:2 residential accommodation leading cases treating head conditional on employlease as that of residential ment, 4:9, 4:15 accommodation, 4:2 where accommodation preferable approach finding "provided" by employer, commercial lease, 4:2 4:9 Complete exemptions, 4:5 to 4:19, institutional accommodation App. B generally, 4:10 to 4:13 generally, 4:5 combined uses, 4:8 business/agricultural use with "combined use" test, 4:8 accommodation attached emergency shelter, 4:10 see also mixed use mixed use, 4:8 generally, 4:8 see also business/ farm property together with agricultural use with house, 4:8 accommodation mixed uses and "predominant attached use" test, 4:8 non-profit co-operative houssingle lease and same person ing corporation, 4:14 occupying both premises other specified institutions, generally, 4:8 4:13 company's officer occupypenal or correctional accoming residence, 4:8 modation, 4:12 "predominant use" test, 4:8 corporate tenant leasing store with residence rehabilitation or therapeutic above, **4:8** purposes, 4:10 predominant purpose test, unilaterally altering 4:8 fundamental nature of tenancy agreement, 4:8 tenancy, 4:8 Crown having interest in residennon-residential use tial complex, 4:18 generally, 4:6 educational institutions, accomchange in nature of tenancy, modation at, 4:15 4:6 employees intention of parties at time of generally, 4:9 agreement determining treatment, 4:6 farm employment, 4:9 "predominant use"test, 4:6 offer of accommodation as incident of employment, use of unit and not zoning 4:9 determinative, 4:6

RENTAL PREMISES GOVERNED RENTAL PREMISES GOVERNED BY RESIDENTIAL BY RESIDENTIAL TENANCIES ACT—Cont'd TENANCIES ACT—Cont'd Complete exemptions, 4:5 to 4:19, Complete exemptions, 4:5 to 4:19, **App. B**—Cont'd App. B—Cont'd non-residential use-Cont'd vacation and seasonal accomwhether violation of municipal modations-Cont'd by-laws nullifying nature of agreement between tenancy, 4:6 the parties, 4:7 use of unit and not nature of purchasers generally, 4:17 establishment being determinative, 4:7 interim occupancy of new condominium unit, 4:17 whether occupation being RTA granting Board power to transient or more enduring nature, 4:7 terminate tenancy collateral to agreement, 4:17 whether occupied for seasonal whether predominant issue or temporary period being default under agreegenerally, 4:7 ment of purchase and cottages and cabins, 4:7 sale, 4:17 land lease community not jurisdiction of Board being exempt establishments, exclusive or concurrent, 4:17 trailer parks, 4:7 points to be determined by Crown lands Board, 4:17 generally, 4:4 shared kitchen or bathroom: tenprovincial government as biggest ant and owner landlord, 4:4 generally, 4:16 whether outside of scope of head tenant being owner and RTA, 4:4 landlord, **4:16** resort lots leased within landlord living in building, provincial park, 4:4 4:16 whether distinction to be made landlord required to act in between Crown and Crown good faith, **4:16** agencies, 4:4 mortgagee in possession, 4:16 Diplomatic immunity, 4:30 sharing of facilities although Indian lands, residential rental landlord also having own facilities, 4:16 premises on, 4:3 tenant "required" to share whether Indian Act applied to facilities, 4:16 residential tenancy on Indian Reserve, 4:3 tenant sharing with owner of property, 4:16 whether RTA applying depending on relief sought and parties supportive housing, 4:19 involved, 4:3 vacation and seasonal accommodations Introduction generally, 4:7 generally, 4:1

RENTAL PREMISES GOVERNED RENTAL PREMISES GOVERNED BY RESIDENTIAL BY RESIDENTIAL TENANCIES ACT—Cont'd TENANCIES ACT—Cont'd Introduction—Cont'd Partial exemptions—Cont'd Assessment Act, regulations homes for special care, 4:22, under, App. H App. B multi-residential property new units, 4:24 class, App. H non-member unit provided by residential/farm property class: non-profit housing co-operaland used for residential tive, 4:26 purposes, App. H problems with exempting, 4:24 non-residential tenancies proclamation of Bill 124, prior to, governed by Commercial 4:24 Tenancies Act, 4:1 public housing, subsidized and "rental unit" and "residential non-profit unit," meaning of, 4:1, App. generally, 4:25, App. B jurisdictional issue concerning "residential complex" defined, tribunal's power to review 4:1, App. B rent. 4:25 "residential premises," meaning RTA providing that Board of. 4:1 having no jurisdiction, recreational facilities, 4:1 4:25 residential rental accommodation tribunal having duty to subject to RTA, 4:1 ensure rent lawfully complete exemptions, 4:1 owing, **4:25** "limited dividend rental projpartial exemptions, 4:1 ects": National Housing Mobile homes and land lease Act, 4:25 homes, 4:29 misrepresentation of income Partial exemptions resulting in termination of generally, 4:21 to 4:27 tenancy, 4:25 accommodations subject to tenant obligated to disclose Development Services Act, changes in income, 4:23 4:25 Bill 124, 4:24 practical problems for tribunal educational and religious instituto look behind amount of tion rent charged, 4:25 generally, 4:27 hearings lengthened if lawfulness of rent post-secondary educational explored, 4:25 institutions, **4:27** rent-geared-to-income, 4:25 student executing agreement or notice to terminate rent varying with income of when tenancy created, tenant or household, 4:25 4:27 some units in residential rental unit provided to student complex or large housing or staff member, 4:27 project, **4:25**

RENTAL PREMISES GOVERNED

BY RESIDENTIAL -Cont'd TENANCIES ACT—Cont'd Charges for utilities, 7:3 to 7:6 Partial exemptions—Cont'd —Cont'd public housing, subsidized and prescribed services, 6:16 non-profit—Cont'd 'smart' electricity meters, 7:6, strict criteria to be met by ten-App. B ant, 4:25 Compensation when premises not repeal of subs. 6(2), 4:24 vacated, 7:20 Definition of rent, 7:1, App. B transitional provisions, **4:24** consideration paid for "services Tenancy at will, 4:28 and facilities," 7:1 RENT AND OTHER CHARGES labour and materials supplied by See also RENT INCREASES, tenant, 7:1 RENT DECREASES, and Deposit as security for payment of SECURITY DEPOSITS; rent, 7:19 UTILITY COSTS, Discounts **APPORTIONMENT** generally, **7:11 to 7:13, App. B** Charges, other, 7:2 discounts affecting calculation of mobile home park, 7:2 lawful rent, 7:13 administration fees, 7:2 higher rent charged in first expenses relating to entry into rental period, 7:13 park and installation of "largest eligible discount," home, 7:2 7:13 property taxes paid by landlord multiple discounts, 7:13 relating to home, 7:2 prompt payment discount permissible charges, 7:2 exceeding 2%, 7:13 Charges for utilities, 7:3 to 7:6 **Strong Communities Housing** allocation of utility cost, 7:5, Allowance Program, 7:13 App. B discounts not affecting lawful difficulty in allocating cost rent, 7:12, App. C1 when one meter for prescribed discounts, other, complex, 7:5 7:12 smaller buildings and allocatprompt payment discount, 7:12 ing utility costs, 7:5 rent-free periods, 7:12 generally, 7:3 introduction, 7:11 rent including utilities, 7:3 Lawful rent: how much landlord rent plus utilities, 7:3 able to charge generally, 7:7 to 7:10 charge for utilities not constituting "rent," 7:3 deemed lawful rent, 7:9 increasing rent based on utilities, challenge by tenant of legality 7:3 of rent within one year, additional services, 7:4 landlord permitted to raise rent application to Board, 7:9 temporarily for use of air one-year limitation period conditioner, 7:4 for challenge, 7:9

RENT AND OTHER CHARGES

RENT AND OTHER CHARGES RENT AND OTHER CHARGES -Cont'd -Cont'd Lawful rent: how much landlord Solicitors' duties concerning able to charge—Cont'd verification of rent-Cont'd deemed lawful rent, 7:9—Cont'd mortgagee's perspective, 7:22 rent increase without valid borrower to provide notice of rent increase. documentation concern-7:9 ing legality of rent, 7:22 one-year deeming provisearches conducted, 7:22 sions not applying, 7:9 negative impact on rental income determining "lawful rent," 7:8, generated by residential 7:10, App. C1 building, 7:22 agreement, 7:8 order prohibiting rent increase (OPRI) "freezing" rents, "maximum rent," 7:8 rent increases, 7:8 investigations to be vacancy de-control, 7:8 considered by Method of payment purchaser, 7:22 generally, 7:15 serious breach of maintedelivery of payment being nance obligations, 7:22 tenant's responsibility, 7:15 positive impact on rental income no liability if delivered in generated by residential accordance with building, 7:22 landlord's instructions, above-guideline rent increase 7:15 (AGI) orders, 7:22 payments to employee of application for above-guideline landlord with apparent rent increase, potential authority acceptable, 7:15 for, **7:22** forms, 7:15 lawfulness of current rent, 7:22 NSF charges payable by tenant, potential legal rent able to be 7:15 charged, 7:22 prohibited forms of payment, notice of rent increase and 7:15 information about rent unilateral change in method of payments, 7:22 payment not permitted, 7:15 purchaser's perspective generally, Overholding tenant paying rent, 7:22 effect of, 7:21 agreement of purchase and evidence required to assert sale, drafting, 7:22 waiver by landlord, 7:21 representations and warranpayment of arrears not waiving ties concerning statunotice of termination, 7:21 tory compliance, 7:22 Proof of payment, 7:16 right of purchaser to Receipts, 7:16, 9:19 terminate if not satis-Solicitors' duties concerning fied as to legality of verification of rent rents, 7:22 generally, 7:22 disclosure of vendor's business

RENT AND OTHER CHARGES RENT CONTROL—Cont'd -Cont'd History, 9:2 Solicitors' duties concerning Lawful rent, determination of, 7:8, verification of rent-Cont'd 7:10 purchaser's perspective generally, New units, **4:24 7:22**—Cont'd Rent Control Act, 1992, 1:2, 1:5, records where investment 2:28, 7:8, 9:2, 9:11, 9:12, property, 7:22 9:14, 9:26, 9:36, 10:2, 10:14, business records for past 11:27 two years, 7:22 Serious maintenance problems, stream of rental income being 9:26 crucial, 7:22 RENT DECREASES AND vacant possession where RETURN OF AMOUNTS purchase of house, 7:22 COLLECTED OR RETAINED rent reductions, grounds for, 7:22 ILLEGALLY rent "roll back" provisions, 7:22 AGI order, rent reduction related to vendor's perspective, 7:22 generally, 10:15 to 10:17 proof of legality of rents, 7:22 capital expenditures, 10:17, App. Subsidized rent, 7:18 B, App. C1 Tenancy agreement, effect of nonobligation to roll-back rent as delivery of, 7:17 of specified date, 10:17 Timing of payment order specifying percentage generally, 7:14 increase attributable to change in due date, 7:14 capital expenditures, contract matter, 7:14 10:17 lump sum payments, 7:14 order specifying when rent to prepayment of rent being risky be rolled back, 10:17 generally, 7:14 reduction by percentage specichange in ownership and fied in order or determined by regulation, accounting for security 10:17 deposit, 7:14 introduction, 10:15 illegal rent deposit, liability for, **7:14** utilities prepayment of rent vs. collecgenerally, 10:16, App. B tion of illegal rent deposit, example of calculating rent 7:14 reduction, 10:16 landlord to provide informapro-rating of rent for university tion to tenant(s) affected students for academic year, 7:14 by order, **10:16** subsequent decline in utility RENT CONTROL costs, 10:16 Condominiums and, 3:12 five-year period following Educational institutions, 4:15, 4:27 effective date of rent

increase, 10:16

tenant entitled to receive one

or more reductions over

Erosion of, 1:9

Exemptions, 4:5 to 4:19, 4:21 to

4:27, 9:5 to 9:9

RENT DECREASES AND RENT DECREASES AND RETURN OF AMOUNTS RETURN OF AMOUNTS **COLLECTED OR RETAINED** COLLECTED OR RETAINED ILLEGALLY—Cont'd ILLEGALLY—Cont'd AGI order, rent reduction related to Property tax decrease, rent reduc--Cont'd tion as result of-Cont'd utilities-Cont'd application to vary amount of subsequent decline in utility rent reduction—Cont'd costs, 10:16—Cont'd factor of 20%-Cont'd five-year period, 10:16 whether potential rental income from vacant Agreement to decrease rent, 10:2, units to be included, App. B 10:9 services or facilities deleted, 10:2 introduction, 10:7 Introduction, 10:1 grounds or reasons for rent reduction vs. rent abatement, bringing application, 10:7 ways in which rent able to be mistake in notice, 10:11 reduced, 10:1 other charges, 10:7 Property tax decrease, rent reducgarbage collection, 10:8 tion as result of "municipal property tax": generally, 10:3 to 10:13, App. B, inclusions and exclu-App. C1 sions, 10:8 application to vary amount of "municipal taxes and rent reduction charges" defined, 10:8, generally, 10:7 to 10:13, App. App. B B, App. C1 procedure change in taxes after notice generally, 10:13, App. B issued, **10:12** documentary evidence filed, factor of 15%, 10:10 10:13 formula for calculating rent timing of application, 10:13 decrease, 10:10 written hearing, 10:13 landlords attempting to inflate income, 10:10 service of application and notice of hearing, factor of 20% 10:13 generally, 10:9 automatic rent reduction, 10:3 formula for calculating rent calculation of rent reduction. decrease, 10:9 10:6 overstating of income being example, **10:6** inappropriate, 10:9 step 1: calculation of perwhere taxes representing centage tax decrease, more than 20% of 10:6 rental revenue, 10:9 step 2: calculation of rent whether income from reduction, 10:6 "sundries" to be included, 10:9 formula, **10:6**

RENT DECREASES AND RETURN OF AMOUNTS COLLECTED OR RETAINED ILLEGALLY—Cont'd

Property tax decrease, rent reduction as result of—Cont'd notice of automatic rent reduction, **10:4**

when rent reduction not automatic, **10:5**

Service or facility reductions or discontinuances

generally, **10:14**, **App. C1** application by tenant, **10:14**

each affected tenant filing own application, 10:14

major balcony repairs, 10:14

difficulty in categorizing balcony as facility, **10:14**

difficulty in determining value of balcony, **10:14**

"reasonable charge" for discontinued service or facility, **10:14**

removal of fencing around patios and common play area, 10:14

discontinuance of recreational facility, **10:14**

supply of hot water temporarily reduced, **10:14**

where permanent discontinuance, 10:14

discontinuance not reasonable, 10:14

discontinuance reasonable, 10:14

where service or facility reduced, 10:14

where temporary discontinuance or reduction, 10:14

Tenant's application to recover money collected or retained illegally

generally, 10:18, App. A:41

RENT DECREASES AND RETURN OF AMOUNTS COLLECTED OR RETAINED ILLEGALLY—Cont'd

Tenant's application to recover money collected or retained illegally—Cont'd

grounds for bringing application, 10:18, App. B

illegal charges ordered to be repaid, **10:18**

illegal retention of rent deposit, **10:18**

order prohibiting rent increase (OPRI), **10:18**

new tenant having one year to bring application to determine lawful rent, 10:18

notice of OPRI to be served on new tenant, **10:18** timing of application, **10:18**

RENT DEPOSITS

See SECURITY DEPOSITS

RENT-GEARED-TO-INCOME

Generally, 2:28, 2:30, 2:32, 2:43, 2:45, 3:4, 4:25, 6:16, 6:21, 7:3, 7:8, 9:11, 9:14, 11:27, 12:6, 13:1, 13:10, 13:20, 13:26, 14:10

RENT INCREASE GUIDELINES

Generally, App. K

RENT INCREASES

See also RENT DECREASES
Agreement to increase rent
generally, 9:13 to 9:15, App. B
capital expenditure or new/
additional service, in
exchange for, 9:13
application by tenant to
determine whether
increase valid, 9:13
"capital expenditures" not
defined, 9:13
increase not exceed
guideline plus 3%, 9:13

RENT INCREASES—Cont'd RENT INCREASES—Cont'd Agreement to increase rent—Cont'd History of rent control-Cont'd capital expenditure or new/ Residential Tenancies Act, 2006 additional service, in and vacancy decontrol, 9:2 exchange for, 9:13—Cont'd Resident Rent Regulation Act, cooling off period, 9:13 1986 broadened scope of prescribed form and content, rent regulation, 9:2 9:13 Tenant Protection Act, 1997, 9:2 coerced agreement, 9:15 Introduction, 9:1 to 9:3 parking space or additional ser-Charter challenge based on right to better economic return, vice or facility, in exchange 9:3 for generally, 9:14 constitutionality of rent regulation, challenge to, 9:3 increase having no upper limit, Landlord's application for aboveincrease or decrease equal to guideline increase generally, 9:16 to 9:37, App. actual cost, 9:14 A:10, App. B, App. E no prescribed form or cooling capital expenditures off period, 9:14 generally, 9:30 to 9:37, App. B Exemption from rent control amortizing cost of expenditure generally, 9:5 to 9:9 Bill 124, 9:8 over useful life, 9:30 apportionment of expenditure institutional units, 9:7 among tenants, 9:36 mobile homes, 9:9 costs relating to common new units, 9:8 areas spread over entire problems with exempting, 4:24 complex, **9:36** proclamation of Bill 124, prior to, costs relating to specific unit 9:8 borne by tenants repeal of subs. 6(2), **9:8** directly benefited, 9:36 social housing units, 9:6 "in-suite" work included in transitional provisions, 9:8 AGI applications, 9:36 Guideline increase, **9:4, 9:10** Board determining percentage change in Consumer apportionment of Price Index from year to expenditures among year, **9:10** tenants, **9:36** History of rent control "capital expenditure" defined, generally, 9:2 9:30 Landlord and Tenant Act and capital work security of tenure, 9:2 generally, 9:32 Rent Control Act, 1992 and architects and engineers maximum rent, 9:2 retained for project, Residential Premises Rent 9:32 Review Act, 1975 restricting grouping related types of rent increases, 9:2 work into "project," Residential Tenancies Act, 1979, 9:2 "work" relating to "fire

RENT INCREASES—Cont'd RENT INCREASES—Cont'd Landlord's application for above-Landlord's application for aboveguideline increase—Cont'd guideline increase—Cont'd capital expenditures—Cont'd capital expenditures—Cont'd capital work-Cont'd issues on application to be grouping related types of resolved, 9:30 work into "project," management charges eliminated, 9:30 9:32—Cont'd retrofit project" reasonableness, 9:35 treated as one projuseful life ect, 9:32 generally, 9:37, App. C1, App. E time limits for applying for increased rents, 9:32 application form, 9:37 transitional period under eligible capital expenditures TPA, 9:32 amortized over useful definition of "capital expendilife of work, 9:37 ture" average useful life based on component parts, generally, 9:30, 9:31, App. 9:37 **C**1 when expenditure "incurred" definition under RTA regulaby landlord tion, 9:31 generally, 9:34, App. E "eligible" requirement, expense not incurred where 9:31 only fraction of charge non-eligible paid, 9:34 expenditures, 9:31 "incurred" defined, 9:34, "extraordinary or signifi-App. C1 cant," 9:31 incurred on behalf of removal of old oil storage landlord, 9:34 tank, 9:31 incurred within permitted definition under TPA regulatime period, 9:34 tion, 9:31 when work completed "major" applying to rengenerally, 9:33 ovation, repair, phases of project representreplacements or new ing distinct capital additions, 9:31 expenditures, 9:33 consideration of all proof by landlord that work relevant factors, completed, 9:33 9:31 additional information at Interpretation discretion of Guideline No. 14, member, 9:33 9:31, App. E substantial completion and rules of thumb by limitation period, 9:33 tribunal members operating costs, extraordinary arbitrary increase in thresholds, 9:31 generally, 9:29, App. C1, App. findings of Board, App. C1

RENT INCREASES—Cont'd RENT INCREASES—Cont'd Landlord's application for above-Landlord's application for aboveguideline increase—Cont'd guideline increase-Cont'd operating costs, extraordinary overview-Cont'd increase in-Cont'd changes under RTA, 9:17 evidence to be provided over —Cont'd two-year period or base utility costs, percentage year plus reference year, increase attributable to 9:29 increased, 9:17 extraordinary if 1.5 times contracting out of the Act, 9:25 guideline amount, 9:29 cost-benefit analysis, 9:27 formula for calculating allowgrounds ance for extraordinary generally, 9:16 increase, 9:29, App. C1 cap of 3% above guideline municipal taxes and charges for capital expenditures levied on landlord, 9:29, or security services, App. C1 9:16 base year being calendar excess passed through in year, 9:29 two subsequent exclusions, 9:29 years, 9:16 no limit, 9:29 conditions in order granting roll-backs, 9:29 increase, 9:16 utility costs, 9:29 eligible capital expenditures, 9:16 all or nothing basis, 9:29 general rules for determinbase year being 12-month ing amount of capital accounting period, 9:29 expenditures or operatoverview ing costs, 9:16 generally, 9:16 municipal taxes or utilities, allocation of costs between extraordinary increases residential complex and in, 9:16 other parts of project, security services, operating 9:22 costs increases relating application form, 9:22 to, 9:16 landlord to provide relevant multiple applications/orders, information for alloca-9:24 tion, 9:22 multiple AGI applications in reasonable proportions, 9:22 same 12-month period, 2018 amendments, **9:18** 9:24 changes under RTA, 9:17 new application during three-year period, 9:24 dismissal of application where serious breach of single order providing for maintenance obligaincrease over threetions, 9:17 year period, 9:24 maximum aggregate "stacking" of orders in year increase of 9%, **9:17** where maximum

RENT INCREASES—Cont'd RENT INCREASES—Cont'd Landlord's application for above-Landlord's application for aboveguideline increase—Cont'd guideline increase—Cont'd overview—Cont'd overview—Cont'd multiple applications/orders, serious maintenance problems 9:24—Cont'd —Cont'd increase not already defence for tenants, whether, ordered, 9:24 9:26 non-arm's length transactions, elevators, 9:26 9:21, App. C1 order delayed until landlord procedural rules rectifying problem, generally, 9:19 9:26 clarification of contents of RTA giving Board power to application, 9:19 dismiss AGI applicadisclosure of total rent tion, 9:26 charged for rental units "serious breach" of covered by application, landlord's obligations, 9:19 9:26 documentary evidence tenants not affected, 9:20 required in support of security services, increase in cost application, 9:19, App. of, 9:28, App. C1 **C1** Notice of rent increase evidence introduced through generally, 9:12, App. B witness(es), 9:19 application for above guideline knowledge of work done, increase, 9:12 purpose of work and notice of guideline amount and cost of work, 9:19 estimated increase, 9:12 expert opinion evidence and tenant only required to pay legal representation for guideline amount pending tenants, 9:19 outcome of application, service of application, 9:19 9:12 supporting documents filed defective notice void, 9:12 with Board, 9:19 errors in notice, 9:12 consequences if part or all not filed, 9:19 increase in rent once every 12 months, 9:12 supporting documents to be made available to notice of 90 days, 9:12 interested tenants, 9:19 notice of less than 90 days, timing of application, 9:19 effect of. 9:12 rebates, refunds and governprescribed form, 9:12 ment grants received, alteration of form, impact of, 9:23 9:12 deduction from capital proper written notice, 9:12 expenditures or operat-Order prohibiting rent increase ing costs, **9:23** (OPRI) serious maintenance problems generally, 9:26, App. B generally, 9:11

RENT INCREASES—Cont'd

Order prohibiting rent increase (OPRI)—Cont'd

financial incentive to keep building in good repair, **9:11**

landlord required to rectify serious maintenance problems, 9:11

notice to prospective new tenant of details of OPRI, **9:11**

information to be contained in notice, 9:11

OPRI prohibiting rent increases until required repairs completed, 9:11

prohibition applying to original tenants and new tenants, 9:11

order remaining in effect until ordered repairs completed, **9:11**

relief for tenant where breaches by landlord, **9:11**

Overview, 9:4

above-guideline increase, **9:4** agreement to increase rent for added service or facility, **9:4**

increase in rent once every 12 months, **9:4**

guideline increase, 9:4

notice of 90 days, **9:4**

response by tenant, 9:4

lawful rent, 9:4, App. B

maximum rent "frozen" as of June 16, 1998, **9:4**

concept no longer having relevance, **9:4**

rent charged when RTA coming into force, **9:4**, **App. B**

RENT RECEIPTS

Failure to provide, 12:7, 19:27 Generally, 3:8, 3:10, 4:24, 7:16, 7:22, 8:9, 9:8, 11:24, 12:24 Proof of payment, 7:16, 9:19

RENT STRIKES

Generally, 1:4, 2:22, 11:22

REPAIRS

See APPLICATIONS BY
LANDLORD; MAINTENANCE OBLIGATIONS OF
LANDLORDS; MOBILE
HOMES AND LAND LEASE
HOMES; OBLIGATIONS OF
LANDLORD, OTHER; RENT
DECREASES AND RETURN
OF AMOUNTS COLLECTED
OR RETAINED ILLEGALLY

REPRESENTATION

Generally, 16:9, 16:10, App. E

RESIDENTIAL COMPLEX

See RENTAL PREMISES GOVERNED BY RESIDEN-TIAL TENANCIES ACT

RESIDENTIAL TENANCIES

Generally, 2:4

RESIDENTIAL TENANCIES ACT, 2006

Generally, 20:21 to App. B

Amendments to (2018-2022), 1:10

Premises covered by

See RENTAL PREMISES GOVERNED BY RESI-DENTIAL TENANCIES ACT

RESIDENTIAL USE

Generally, 13:29, 14:15

RES JUDICATA

Abuse of process by re-litigation, 2:53

duplicative claims, principles against permitting, 2:53 mediated agreement, where, 2:53

Cause of action estoppel, 2:51 conditions to be satisfied, 2:51

RES JUDICATA—Cont'd

Cause of action estoppel, 2:51 -Cont'd series of applications constituting evidence of harassment,

situation where law changed

since prior application, 2:51 Issue estoppel, 2:52

conditions to be satisfied, 2:52 discretion whether to apply principle, 2:52

misapplication of principle, 2:52 Types of res judicata, 2:50

REVIEW

See PROCEEDINGS BEFORE LANDLORD AND TENANT BOARD; RULES OF **PRACTICE**

ROOMMATE

Generally, 3:2, 3:6, 5:6, 5:17, 13:32, 15:11

RULES OF PRACTICE

See also LANDLORD AND TEN-ANT BOARD: PROCEED-INGS BEFORE LANDLORD AND TENANT BOARD; SOCIAL JUSTICE TRIBUNALS ONTARIO **COMMON RULES**

Access to hearing, restricting public, App. E

Applications, amending, Rule 15 Applications, severing, Rule 18 Applications, withdrawing, Rule 17 Application screening rules, Rule 8 Case management hearings, App. E Costs, orders re, Rule 27

Disclosure, Rule 18

Electronic hearings, App. E, Rule

Fee waiver, App. E

Non-profit housing co-operatives, **Rule 34.1**

RULES OF PRACTICE—Cont'd

Order, amending, Rule 24 Orders and reasons, Rule 22 Paying money into and out of Board, Rule 31

Pre-hearing conferences, Rule 20 Refusing to accept or proceed with application, Rule 6

Review of orders, Rule 26

Service of application or motion and notice of hearing, Rule 5

SAFETY

Generally, 11:3, 13:11, 23:25, App. A:17, App. B, App. C2, App.

SATELLITE DISH

Generally, 5:2, 13:28, 13:30

SEASONAL

See MOBILE HOMES AND LAND LEASE HOMES

SECOND NOTICE

Generally, 6:17, 6:20, 13:24, 13:26 to 13:28, 13:30, 13:32, 23:24, 23:27

SECURITY DEPOSITS

Failure to repay, 19:26

Illegal, 19:25

Introduction, 8:1

guarantee for rent, 8:1

Human Rights Code not violated, 8:1

key or card deposit, refundable, 8:1

rent deposit, 8:1

"security deposit" defined, 8:1

Offences, 19:24

Prepayment of rent

generally, 8:2

advance payment not simply security deposit, 8:2

caution in collecting pre-paid rent, 8:2

SECURITY DEPOSITS—Cont'd SECURITY DEPOSITS—Cont'd Prepayment of rent—Cont'd Rent deposits—Cont'd prepayment of rent in lieu of assignee of landlord, responsibilsecurity deposit not permitity of ted, 8:2 generally, 8:9 accurate records, importance pro-rating of rent for university of, 8:9 students not security covenant relating to rent deposit, 8:2 deposit running with land, risk to tenant, 8:2 8:9 Rent deposits due diligence by purchaser in generally, 8:3 obtaining relevant inforamount of rent deposit, 8:5 mation, 8:9 applying or refunding rent whether security deposits deposit outstanding, 8:9 generally, 8:8 mortgagee in possession, 8:9 anticipatory breach by tenant risk to tenant where new owner unaware of deposit, 8:9 and response by landlord, 8:8 RTA providing that new landlord not to require acceptance of repudiation deposit where already requiring return of paid, 8:9 deposit, 8:8 exception, 8:9 non-acceptance by landlord collection of rent deposits and whether tenancy generally, 8:4 commencing, 8:8 repudiation prior to compayment not able to be demanded after tenancy mencement of tenancy, commenced, 8:4 8:8 recovery of rent deposit not applying to final rent period, permitted where applied 8:8 to rent payment, 8:4 condition precedent not satisrequirement when entering fied by tenant, 8:8 tenancy agreement, 8:4 repayment of deposit if vacant interest on rent deposit possession not given to generally, 8:7 prospective tenant, 8:8 guideline amount for each set-off for damages not permityear, 8:7 ted, 8:8 hybrid amount in transitional tenancy commencing when year, 8:7 tenant entitled to possesmandatory payment, as, 8:7 sion, **8:8** RTA provisions relating to rent tenant expected to take possession where habitable but deposits, 8:3, App. B some repairs required, 8:8 "topping up" rent deposit, 8:6 tenant repudiation before comamount necessary to "top up" mencement of tenancy, deposit possibly debt to 8:8 landlord but not rent, 8:6

SECURITY DEPOSITS—Cont'd

Rent deposits—Cont'd

"topping up" rent deposit, 8:6

—Cont'd

no clear method for to enforce
this right, 8:6

RTA giving landlord right to
use interest payable to
"top up" rent deposit, 8:6

SECURITY OF TENURE

Generally, 1:1
Erosion of, 1:9
Features, 1:1
Imbalance of knowledge/power/
resources, 1:1
Meaning of, 1:1
Remedial nature of T.P.A./R.T.A.,
1:1
Rent control, 1:1

SECURITY SERVICES

Waiving tenants' rights, 1:1

Generally, 9:28, App. C1Generally

SENTENCING

Generally, 19:8, App. B

SERIOUS BREACH

Generally, 9:26, 14:14, 16:36

SERVICE OF DOCUMENTS

Generally, **16:3 to 16:6**

SERVICES

Generally, App. A:32, App. A:40 App. C1 Vital

See VITAL SERVICES

SETTING ASIDE

Generally, **14:18**, **App. A:38**, **App. A:39**

SEVERING APPLICATIONS

Generally, 2:14, App. B

SEWER

Generally, 10:14

SHARED FACILITIES

See RENTAL PREMISES GOVERNED BY RESIDEN-TIAL TENANCIES ACT, complete exemptions

SHAREHOLDER/OFFICER

Generally, 13:11

SHERIFF

Generally, 17:1

SMART METERS

See UTILITY COSTS, APPORTIONMENT

SMOKE ALARMS/DETECTORS

Generally, 9:32, 11:3, 11:16, 11:23, 12:2, 13:27, 13:28, 13:30, 14:11, 15:25

SMOKING

Generally, 12:5, 13:27, 13:28, 13:30, 13:31, 14:11

SOCIAL JUSTICE TRIBUNALS ONTARIO COMMON RULES

Generally, App. D
Abuse of process, App. D
Accommodation of HRC — related needs, App. D
Application, App. D
Courtesy and respect, App. D
Definitions, App. D
Interpretation, App. D
Introduction, App. D
Language, App. D
Litigation guardians, App. D
Representatives, App. D
Tribunal powers, App. D

SPOUSE

Generally, **3:5**, **App. B**, **App. E**

Use of, direction re, App. D

SQUATTER

Generally, 3:3

SUBLETS AND ASSIGNMENTS STACKING OF AGI ORDERS -Cont'd Generally, 9:24 Introduction, 3:7—Cont'd STANDARD FORM OF LEASE consent of landlord required, 3:7 Generally, App. M -Cont'd options of landlord where ten-STANDARD OF PROOF ant transferred occupancy Generally, 13:26, 19:3 without consent. 3:8 STANDARD OF REVIEW whether landlord unreasonably Generally, 16:38 withholding consent, 3:7 exceptions to right to assign or STATUTORY POWERS sublet, 3:8 PROCEDURE ACT "sublet" defined, 3:7 Generally, 1:4, 2:10, 2:18, 16:22, "sublet" vs. "assignment," 3:7 App. F generally, **3:7**, **3:8**, **App. B** STAY OF PROCEEDINGS/ORDER charge for reasonable expenses, Generally, 2:25, 16:35 3:8 SUBLETS AND ASSIGNMENTS consent of landlord, 3:8 Assignments terminations of head leases, 3:8 generally, **3:7**, **3:9**, **App. B** head lease, 3:8 charge for reasonable expenses, subtenant as proper party, 3:9 3:8 consent of landlord, 3:8 non-profit co-operative, 3:8 effect of assignment, 3:9 unauthorized occupant, 3:8 estate of deceased tenant cannot where landlord arbitrarily or assign, 3:9 unreasonably refusing landlord's options, 3:9 consent, 3:8 refusals, 3:9 Board authorizing sublet, 3:8 requests to assign SUBSIDIZED HOUSING general request, 3:9 Generally, 4:25, App. B specific request, 3:9 where landlord arbitrarily or SUBSTANTIAL INTERFERENCE unreasonably refusing Generally, 13:30, 23:24, App. A:15, consent, 3:9, App. A:28 App. A:33 Board authorizing assignment, **SUBTENANT** tenant's notice of termination, Generally, 3:7, 3:8 3:9 Introduction, 3:7 SUITE METERS assignment releasing tenant from See UTILITY COSTS, tenancy agreement, 3:7 **APPORTIONMENT** consent of landlord required, 3:7 **SUMMONS** acceptable reasons to refuse

consent, 3:7

Generally, 16:11, App. G

SUPERINTENDENTS AND

OTHER EMPLOYEES OF LANDLORD Generally, 3:10 "Caretaker's premises" under LTA, 3:10 part-time duties, 3:10 Class of employees in unique position, 3:10 agents of landlord, 3:10 employees of landlord, 3:10 rights fewer, 3:10 tenant of landlord, 3:10 Occupation rent following termination of tenancy, 3:10 Permitting former superintendent to stay, consequences of, 3:10 "Superintendent premises," 3:10 rental unit provided to superintendent, **3:10** specific designation not required, 3:10 "unless otherwise agreed," **3:10** vacating of unit upon termination of employment, 3:10 Termination of employment and vacating of rental unit, 3:10 Charter, effect of, 3:10 notice of termination of tenancy not required, 3:10 whether express agreement otherwise, 3:10 whether "superintendent premises," 3:10 wrongful dismissal allegation, where, 3:10 Whether power to refuse eviction as unfair, 3:10 grievance procedure not delaying eviction, 3:10 relief from forfeiture only applying to normal tenancy relationship, 3:10

wrongful dismissal allegation not

defence, 3:10

```
TENANCY AGREEMENTS
  Change of terms, unilateral, 5:11
     unilateral changes generally not
         permitted, 5:11
    unilateral changes permitted
         under RTA, 5:11
       apportionment of utility costs,
            5:11
       "smart" electricity meter,
            installation of, 5:11
  Covenants running with land, 5:13,
       App. B
     distinction between covenants
         directly benefiting and col-
         lateral covenants, 5:13
       collateral covenants not run-
            ning with land, 5:13
         covenant to repay security
              deposit being collateral
              benefit, 5:13
         option to purchase being
              collateral covenant,
              5:13
    municipality's rights, 5:13
    RTA providing that covenants
         relating to rental premises
         running with land
       generally, 5:13
       covenant to repay security
            deposit, 5:13
       distinction in ancient rule not
            applying, 5:13
          whether things in existence
              or not, 5:13
       option to purchase given to
            tenant, 5:13
       "things related to the rented
            premises," 5:13
  Definition, App. B
  Distress, 5:16, App. B
  Duty to mitigate, 5:14, App. B
  Forbidden terms, 5:6
  Frustration of contract, 5:7, App. B
```

doctrine not applying to leases at

unfairness at common law, 5:7

common law, 5:7

TENANCY AGREEMENTS —Cont'd

Frustration of contract, **5:7**, **App. B**—Cont'd

"frustration," meaning of, **5:7** statutory application of doctrine to residential tenancy agreements, **5:7**

whether premises fit for habitation, **5:7**

Fundamental breach and misrepresentation: covenants interdependent

generally, 5:12, App. B

fundamental breach by landlord constituting defence for tenant, **5:12**

fundamental breach by landlord permitting tenant to treat tenancy at end, **5:12**

misrepresentations by landlord or tenant, **5:12**

obligations of landlord and tenant deemed independent at common law, 5:12

obligations of landlords and tenants interdependent by statute, **5:12**, **App. B**

where substantial or fundamental breach of material covenant, 5:12

Implied agreements, 5:5

inferred from conduct of parties, **5:5**

terms additional to written agreement, **5:5**

Information to be provided to tenant on commencement of tenancy

generally, **5:8**, **5:9**, **App. B**

name and address of landlord to be provided, **5:9**

failure to comply resulting in suspension of obligation to pay rent, 5:9

landlord's application being sufficient to comply, **5:9**

TENANCY AGREEMENTS

-Cont'd

Information to be provided to tenant on commencement of tenancy —Cont'd

name and address of landlord to be provided, **5:9**—Cont'd landlord unable to serve notice of termination for nonpayment of rent, **5:9**

rights and responsibilities of landlords and tenants, **5:8**

Interesse termini, 5:15

Introduction. 5:1

definition, 5:1, App. B

lease vs. licence, 5:1

topics covered in agreement, 5:1

Joint and several liability and evolution of tenancy

generally, 5:17

joint and several liability of tenants for rent and damages caused, **5:17**

RTA not having mechanism for one tenant to end liability under tenancy, **5:17**

solution through amendment of assignment provisions of Act, 5:17

surviving spouse having option of vacating unit or remaining as tenant, **5:17**

where spouse not on lease and principal residence, **5:17**

tenant that moved out remaining liable where co-tenant remaining, **5:17**

whether one tenant able to give valid notice of termination, 5:17

Oral agreements, 5:4

room for misunderstanding, **5:4** uncertainty for parties and evidentiary problems, **5:4**

Standard for m of lease, App. M

TENANCY AGREEMENTS —Cont'd

Term and renewal
generally, 5:10
commencement of term when
entitled to occupy, 5:10
fixed term automatically renewed
if no action taken, 5:10
fixed term deemed renewed as
monthly tenancy, 5:10
periodic tenancies automatically
renewed if no action taken,
5:10

rent increase notices often asking tenant whether requesting renewal, **5:10**

tenant having option of renewing or terminating or taking no action. **5:10**

whether alteration invalidating notice, **5:10**

Waiver and forbidden terms generally, **5:6**

common law contract rules apply, **5:6**

general prohibition against inclusion of provision inconsistent with RTA, **5:6**

prospective tenants, **5:6** right to privacy, **5:6**

prohibition against "acceleration clauses," **5:6, App. B**

prohibition against contracting out rights under Act, **5:6**

landlord agreeing to rent increases lower than permitted, **5:6**

tenancy agreement void, **5:6**

prohibition against "no pets" clauses, **5:6**

prohibition against post-dated cheques, **5:6**

prohibition against requiring preauthorized direct debit, **5:6**

Written agreements generally, **5:2**, **5:3**

TENANCY AGREEMENTS —Cont'd

Written agreements—Cont'd application, acceptance of, 5:2 detailed agreement, 5:2 oral promises not admissible, 5:2 prescribed form, 5:3 rules contained in agreement, 5:2 standardized agreements, 5:3

TENANT PROTECTION ACT

See HISTORICAL OVERVIEW

TENANTS

See LANDLORDS AND TEN-ANTS

TERMINATION OF TENANCY

Death of tenant, 6:2

Introduction, 6:1

Termination by agreement

generally, **6:3**, **App. B**

agreement to terminate at beginning of tenancy being void, **6:3**

ex parte application for eviction order based on agreement to terminate, **6:3**

setting aside of ex parte order, 6:3, App. A:38, App. A:39

board having discretion to set aside, **6:3**

converting ex parte procedure to oral hearing, **6:3**

hearing written or oral, **6:3**

oral or written agreement, 6:3

imprecise commitment to try to move not sufficient, **6:3**

oral agreement inferred from conduct, **6:3**

oral announcement not sufficient. **6:3**

self-serving letter not sufficient, **6:3**

TERMINATION OF TENANCY

-Cont'd —Cont'd Termination by agreement—Cont'd Termination by notice of terminaoral or written agreement, 6:3 tion-Cont'd -Cont'd notice of termination from written agreement signed by landlord-Cont'd parties, 6:3 altering approved forms form, **6:3** —Cont'd invalidation by fraud, choosing termination date duress, lack of and giving adequate understanding by one notice, 6:16-Cont'd party, **6:3** on predecessor's Termination by notice of terminanotice, **6:16** tion relevant notice periods, generally, **6:4** to **6:20**, **App.** B 6:16 form and content of notice situations where early generally, 6:4 termination, 6:16 clear and unequivocal, 5:17 situations where last day correct form used, 5:15 to 5:17 of rental period or fixed term, **6:16** errors in name of tenant(s) or address of rental unit, reasons and details, 6:18 6:15 lack of details in notice of minimum statutory requiretermination ments, 5:17 invalidating notice, name of tenant, 5:17 6:18 notice "saved" if proper termination date, 5:17 reasons and details respecting requisite information in separate docutermination, 5:17 ment, 6:18 signed by landlord, 5:15 precise and informative, notice of termination from 6:18 landlord sufficiency of informagenerally, 6:14, App. B tion, 6:18 altering approved forms test for sufficiency, generally, 6:17 6:18 additional clauses invalidatsecond notice, 6:20 ing notices, 6:17 when notice of termination deletion of tenant options becoming void, 6:19 invalidating notice, 6:17 acceptance of rent arrears not constituting first notice marked as waiver, 6:19 second notice, **6:17** "curable" notices, 6:20 choosing termination date notice based on damage and giving adequate to premises, 6:19 notice, **6:16** issue whether new notice based on overlandlord able to rely crowding, 6:19

TERMINATION OF TENANCY

TERMINATION OF TENANCY TERMINATION OF TENANCY -Cont'd -Cont'd Termination by notice of termina-Termination by notice of termination—Cont'd tion-Cont'd notice of termination from notice of termination from tenant, landlord—Cont'd **6:7, App. B**—Cont'd altering approved forms notice at beginning of tenancy being void, 6:7 —Cont'd when notice of termination other issues, 6:13 becoming void, 6:19 prescribed form, 6:7 —Cont'd procedure, 6:10 notice based on taking effect at end of term or substantial interferperiod, 6:7 ence. 6:19 violence - see abuse notice becoming void 30 service of notice, 6:5, 16:3 days after terminadirections from Board member, tion date, **6:19** 16:3 notice for non-payment of effective date of service. 6:6 rent having no permitted methods of service, "expiry" date, **6:19** 16:3 payment of rent arrears, posting of notice on door not effect of. 6:19 valid, **16:3** notice of termination from tenant, timing, **6:6** 6:7, App. B computing of time, 6:6 abuse, **6:8** power to shorten time, 6:6 amount of advanced notice, service by mail requiring 6:7 adjustment to termination change of mind not permitted, date, 6:6 6:7 Termination by order clear and unequivocal, 6:7 generally, 6:21 confidentiality, 6:11 application by landlord, 6:7 ex parte application for evicex parte application, 6:21 tion order based on "fault" grounds, 6:21 notice, 6:7 "no-fault" grounds, 6:21 application by landlord if application by tenant, 6:21 tenant not vacating TRAILER PARK unit, 6:7 Generally, 4:7, 20:1 ex parte application by landlord for eviction TRANSFER OF OCCUPANCY order, **6:7** Generally, 13:10, App. A:28 grounds, 6:9 TRANSITIONAL PROVISIONS invalidation by duress or mis-Generally, 9:8 representation, 6:7 joint tenants, rights/duties of **TRESPASSER** remaining, 6:12 Generally, 3:3, 3:8, 3:12, 4:17, 5:6, multiple tenants, 6:7 5:12, 17:6

TRIAL WITHIN REASONABLE PERIOD OF TIME

Generally, 19:10

TRIBUNAL ADJUDICATIVE RECORDS ACT

Generally, **App. N1**O. Reg. 211/19, **App. N2**

TRIBUNALS ONTARIO

"Digital first" approach, **1:14**Tribunals Ontario Portal, **1:14**

UNAUTHORIZED OCCUPANT

Generally, 2:33, 2:45, 3:7, 3:8, 3:14, 6:19, 7:20, 13:10, 14:8, 20:14, 23:32, App. A:23, App. B

UNDUE DAMAGE

Generally, 13:6, 13:28, 13:29, 19:20, App. A:13. App. A:14, App. A:26, App. B

UNILATERAL CHANGE OF TERMS

Generally, 5:11

USEFUL LIFE

Generally, 1:5, 9:30, 9:32, 9:36, App. C1

UTILITY COSTS, APPORTIONMENT

See also RENT AND OTHER CHARGES

Apportionment

generally, 22:3, App. C3

background, 22:3

post-January 1, 2011 rules, 22:4

rules re, 22:4

tenant application re landlord breach, **22:4**

Regulations re, App. C3

Suite meters

generally, 22:1, 22:2, App. C3

2011 and forward, 22:2

background discussion, 22:1

UTILITY COSTS,

APPORTIONMENT—Cont'd

Suite meters-Cont'd

Energy Consumer Protection Act, 2010 provisions, **22:2**

installation of, 22:1

OEB proceedings and decision, 22:1

pre-RTA cases, 22:1

RTA provision re, 22:1, 22:2

tenant application re landlord breach, **22:2**

VACANCY DECONTROL

Generally, 1:3, 7:8, 9:4, 9:9, 20:16

VACATIONING

Generally, 4:7

VIOLENCE

See ABUSE/VIOLENCE, TERMINATION OF TENAN-CIES STEMMING FROM

VITAL SERVICES

Interference with

generally, **19:14**

case examples, 19:14

heavier fines, 19:14

leniency where financial difficulties, 19:14

"person" engaged in conduct, 19:14

"vital services" defined, 19:14,

App. B, App. C1

heat, provision of, 19:14

Municipal vital services by-laws,

App. A:32

Obligation not to withhold/interfere with supply of, **12:4**

self-help remedies prohibited, 12:4

supply of vital services or care services not to be withheld or interfered with, **12:4**

"care services" defined, 12:4, App. B

VITAL SERVICES—Cont'd

Obligation not to withhold/interfere with supply of, 12:4—Cont'd supply of vital services or care services not to be withheld or interfered with, 12:4—Cont'd "vital services" defined, 12:4, App. B, App. C1 withholding vs. interference with, 12:4 tenant's application, App. A:32

WAIVER

Generally, 2:4, 3:7, 4:1, 4:6, 5:2, 5:6, 5:12, 7:21, 12:8, 14:8, 22:2

WATER DAMAGE

Generally, 5:7, 11:6, 11:15, 11:23, 11:24, 11:26, 13:28

WATER QUALITY

Generally, 14:14, 16:36

WATER SUPPLY

Generally, 11:3, 11:17, 11:21, 11:23, 12:2, 12:4, 13:14, 14:14, 16:21, 16:36, 20:12, 20:18

WEAR AND TEAR

Generally, 11:1, 13:28

WILFUL DAMAGE

Generally, 13:29

WITNESS

Generally, 2:20, 9:19, 16:6, 16:11

WRITTEN TENANCY AGREEMENT

See also TENANCY AGREE-MENTS

Generally, 3:13, 4:7, 4:15, 5:2, 5:4, 5:5, 5:9, 7:13, 12:1, 13:10, 20:4, 22:2, App. B