#### CHAPTER 1. RESIDENTIAL TENANCY LAW IN ONTARIO — A HISTORICAL PERSPECTIVE AND RECENT DEVELOPMENTS

8	1:1	Security	of	Tenure
-	T.T	Decurry	O1	ICHUIC

- § 1:2 Brief Historical Overview
- § 1:3 The Tenant Protection Act, 1997
- § 1:4 The Residential Tenancies Act, 2006
- § 1:5 Legislative Framework
- § 1:6 Recent Developments and Emerging Issues
- § 1:7 —Covid-19 Pandemic
- § 1:8 —Housing Crisis
- § 1:9 —Erosion of Rent Control and Security of Tenure
- § 1:10 —Significant Amendments to R.T.A. (2018 2022)
- § 1:11 —Proposed Amendments to R.T.A. (Bill 97)
- § 1:12 —Procedural Changes at the LTB
- § 1:13 —Shift to Electronic Hearings
- § 1:14 —Other Issues Related to Use of Technology
- § 1:15 —Backlogs and Delays at the Landlord and Tenant Board (LTB)
- § 1:16 —Novel Tactics by Tenants
- § 1:17 —Lack of Transparency
- § 1:18 —Erosion of Public Confidence in Administrative Justice

## CHAPTER 2. THE LANDLORD AND TENANT BOARD

#### I. INTRODUCTION

- § 2:1 General
- § 2:2 Nature of the Board

#### II. JURISDICTION OF THE BOARD

- § 2:3 General
- § 2:4 Residential Tenancies
- § 2:5 Monetary Jurisdiction

- § 2:6 Constitutional Questions
- § 2:7 Human Rights
- § 2:8 In Possession
- § 2:9 Small Claims Court

#### III. POWERS OF THE BOARD

- § 2:10 Introduction
- § 2:11 Jurisdictional Powers
- § 2:12 Procedural Powers—General
- § 2:13 —Adding and Removing Parties
- § 2:14 —Joining and Severing Applications
- § 2:15 —Amending Applications
- § 2:16 —Permitting Withdrawal of Applications
- § 2:17 —Extending and Shortening Time
- § 2:18 —Controlling the Proceedings
- § 2:19 —Disclosure
- § 2:20 —Compelling and Admitting Evidence
- § 2:21 —Granting Adjournments
- § 2:22 —Ordering and Permitting Payment into the Board
- § 2:23 —Interim Orders
- § 2:24 —Pre-hearing Conferences and Case Management Hearings
- § 2:25 —Refusal to Accept or Continue to Process an Application
- § 2:26 —Pre-screening of Applications
- § 2:27 Investigative Powers
- § 2:28 Fact-Finding Powers
- § 2:29 Substantive Powers—Declaratory Relief
- § 2:30 —Monetary Compensation
- § 2:31 —Administrative Fines
- § 2:32 —Termination of the Tenancy
- § 2:33 —Eviction
- § 2:34 —Injunctive Relief
- § 2:35 —Equitable Remedies
- § 2:36 —Costs
- § 2:37 —Other Terms and Conditions
- § 2:38 —Transferring a Tenancy
- § 2:39 —Preventing Abuse of Process (Including, But Not Limited to, the Power to Put a Tenant Back into Possession)
- § 2:40 —Granting Relief from Forfeiture
- § 2:41 —Correcting Errors
- § 2:42 —Power to Review Decisions
- § 2:43 —Order Prohibiting a Rent Increase (OPRI)

#### IV. PRINCIPLES OF NATURAL JUSTICE

- § 2:44 Introduction
- § 2:45 Bias
- § 2:46 Language
- § 2:47 Right to be Represented
- § 2:48 Procedural Fairness
- § 2:49 Persons under a Disability

#### V. RES JUDICATA

- § 2:50 Introduction
- § 2:51 Cause of Action Estoppel
- § 2:52 Issue Estoppel
- § 2:53 Abuse of Process by Re-litigation

#### VI. CHOICE OF FORUM

§ 2:54 General

## VII. APPLICATIONS TO DETERMINE WHETHER THE ACT APPLIES (S. 9)

§ 2:55 General

#### VIII. ACCESS TO BOARD DECISIONS

§ 2:56 General

#### IX. SERVICE STANDARDS

§ 2:57 General

#### CHAPTER 3. LANDLORDS AND TENANTS

- § 3:1 Introduction
- § 3:2 Landlord
- § 3:3 Tenant
- § 3:4 Tenant "in Possession"
- § 3:5 Protection for the Spouse of a Tenant
- § 3:6 Roommates
- § 3:7 Sublets and Assignments—General
- § 3:8 —Sublets
- § 3:9 —Assignments
- § 3:10 Superintendents and Other Employees of the Landlord
- § 3:11 Boarders/Lodgers
- § 3:12 Condominium Purchasers

- $\S~3:13$  Mortgagee in Possession
- § 3:14 Death of a Tenant
- § 3:15 Bankruptcy and Insolvency
- § 3:16 Guarantors
- § 3:17 Life Tenancy
- § 3:18 Co-Ownership

#### CHAPTER 4. RENTAL PREMISES GOVERNED BY THE RESIDENTIAL TENANCIES ACT

#### I. INTRODUCTION

§ 4:1 General

#### II. TWO-TIERED TENANCIES

§ 4:2 General

### III. RESIDENTIAL RENTAL PREMISES ON INDIAN LANDS

§ 4:3 General

#### IV. CROWN LANDS

§ 4:4 General

#### V. COMPLETE EXEMPTIONS

- § 4:5 Introduction
- § 4:6 Non-Residential Use
- § 4:7 Vacation and Seasonal Accommodations
- § 4:8 Mixed Uses and Business/Agricultural Use with Accommodation Attached
- § 4:9 Employees
- § 4:10 Institutional Accommodations—Accommodation for Rehabilitative or Therapeutic Purposes
- § 4:11 —Emergency Shelter
- § 4:12 —Penal or Correctional Accommodation
- § 4:13 —Other Specified Institutions
- § 4:14 Non-Profit Co-Operative Housing Corporation
- § 4:15 Accommodations at Certain Educational Institutions
- § 4:16 Accommodations in Which the Tenant and Owner Share a Kitchen or Bathroom
- § 4:17 Purchasers

#### TABLE OF CONTENTS

§ 4:18 Residential Complex in which the Crown has an Interest
§ 4:19 Section 5.1 — Supportive Housing
§ 4:20 Section 5.2 — Land Lease Site Provided by Employer

#### VI. PARTIAL EXEMPTIONS

- § 4:21 Introduction
- § 4:22 Homes for Special Care
- § 4:23 Other Supportive Housing
- § 4:24 "New" Units
- § 4:25 Subsidized and Non-profit Public Housing
- § 4:26 Non-Member Unit Provided by a Non-Profit Housing Co-operative
- § 4:27 Educational and Religious Institutions

#### VII. MISCELLANEOUS

- § 4:28 Tenancy at Will
- § 4:29 Mobile Homes and Land Lease Homes
- § 4:30 Diplomatic Immunity

#### CHAPTER 5. TENANCY AGREEMENTS

- § 5:1 Introduction
- § 5:2 Written Agreements—General
- § 5:3 —Prescribed Form Section 12.1
- § 5:4 Oral Agreements
- § 5:5 Implied Agreements
- § 5:6 Waiver and Forbidden Terms (Sections 3 and 4 R.T.A.)
- § 5:7 Frustration of Contract (Section 19 R.T.A.)
- § 5:8 Information Provided to Tenant on Commencement of Tenancy—Requirements of Section 11
- § 5:9 —Requirements of Section 12
- § 5:10 Initial Term and Renewal (Sections 13 and 38 R.T.A.)
- § 5:11 Unilateral Change of Terms
- § 5:12 Fundamental Breach and Misrepresentation (Covenants Interdependent Section 17 R.T.A.)
- § 5:13 Covenants Running with the Land (Section 18 R.T.A.)
- § 5:14 Duty to Mitigate (Section 16 R.T.A.)
- § 5:15 Interesse Termini
- § 5:16 Distress (s. 40 R.T.A.)
- § 5:17 Joint and Several Liability and the Evolution of a Tenancy

## CHAPTER 6. TERMINATION OF A TENANCY

T	IN	TR	OD	TIC	TT	ON
<b>⊥.</b>	<b>TT 4</b>	110	$\mathbf{v}$			$\mathbf{v}_{\mathbf{I}}$

§ 6:1 General

#### II. DEATH OF THE TENANT

§ 6:2 General

#### III. TERMINATION BY AGREEMENT

§ 6:3 General

### IV. TERMINATION BY NOTICE OF TERMINATION

- A. FORM AND CONTENT, SERVICE, AND TIMING
- § 6:4 Form and Content
- § 6:5 Service of the Notice
- § 6:6 Timing

### B. NOTICE OF TERMINATION FROM THE TENANT

- § 6:7 General
- § 6:8 Violence or Other Abuse—Introduction
- § 6:9 —Grounds
- § 6:10 —Procedure
- § 6:11 —Confidentiality
- § 6:12 —Rights and Duties of Remaining Joint Tenants
- § 6:13 —Other Issues

### C. NOTICE OF TERMINATION FROM THE LANDLORD

- § 6:14 General
- § 6:15 Errors in the Name of the Tenant(s) or in the Address of the Rental Unit
- § 6:16 Choosing a Termination Date and Giving Adequate Notice
- § 6:17 Altering the Approved Forms
- § 6:18 Reasons and Details
- § 6:19 When Notice of Termination Becomes Void

xviii

#### § 6:20 Second Notices

#### V. TERMINATION BY ORDER

§ 6:21 General

## CHAPTER 7. RENT AND OTHER CHARGES

CIII	COLD
§ 7:1	Definition of Rent
§ 7:2	Other Charges
§ 7:3	Charges for Utilities—General
§ 7:4	—Increasing the Rent Based on Utilities
§ 7:5	—Allocation of Utility Cost
§ 7:6	—Smart Meters
§ 7:7	Lawful Rent: How Much Can the Landlord Charge?
§ 7:8	—How is "Lawful Rent" Determined?
§ 7:9	—Deemed Lawful Rent
§ 7:10	—Determining the Amount of Rent Being Charged
§ 7:11	Discounts—Introduction
§ 7:12	—Discounts That Do Not Affect the Lawful Rent
§ 7:13	—Discounts that Affect the Calculation of the
	Lawful Rent
§ 7:14	Payment of Rent—Timing of Payment
§ 7:15	—Method of Payment
§ 7:16	—Proof of Payment
§ 7:17	Effect of Non-Delivery of Tenancy Agreement
§ 7:18	Subsidized Rent
§ 7:19	Is the Deposit Rent?
§ 7:20	Compensation When Premises Are Not Vacated
§ 7:21	Effect of Overholding Tenant Paying Rent

#### CHAPTER 8. SECURITY DEPOSITS

Solicitors' Duties Concerning Verification of Rent

§ 8:1 Introduction

§ 7:22

- § 8:2 Pre-Payment of Rent
- § 8:3 Rent Deposits
- § 8:4 —Collection of the Rent Deposit
- § 8:5 —Amount of the Rent Deposit
- § 8:6 "Topping Up" the Rent Deposit
- § 8:7 —Interest on the Rent Deposit
- § 8:8 —Applying or Refunding the Rent Deposit
- § 8:9 —Responsibility of Assignee of Landlord

#### CHAPTER 9. RENT INCREASES

#### I. INTRODUCTION AND OVERVIEW

- § 9:1 Introduction
- § 9:2 —History of Rent Control
- § 9:3 —Challenges to the Constitutionality of Rent Regulation
- § 9:4 Overview: When Can the Rent be Increased and by How Much?

#### II. EXEMPTION FROM RENT CONTROL

- § 9:5 General
- § 9:6 Social Housing Units
- § 9:7 Institutional Units
- § 9:8 New Units
- § 9:9 Mobile Homes

#### III. GUIDELINE INCREASE

§ 9:10 General

#### IV. ORDERS PROHIBITING RENT INCREASES

§ 9:11 General

#### V. NOTICE OF RENT INCREASE

§ 9:12 General

#### VI. AGREEMENT TO INCREASE RENT

- § 9:13 In Exchange for Capital Expenditure or New/ Additional Service (s. 121)
- § 9:14 In Exchange for Parking Space or Addition of a Prescribed Service, Facility, Privilege, Accommodation or Thing (s. 123)
- § 9:15 Coerced Agreements (s. 124)

#### VII. LANDLORD'S APPLICATION FOR ABOVE-GUIDELINE INCREASE (S. 126)

#### A. GENERAL

- § 9:16 Grounds
- § 9:17 Changes Under the R.T.A. and Recent Developments
- § 9:18 2018 Amendments

ATT.	$\alpha$
TABLE OF	'ONTERNITION
TADLE OF	CONTRACTO

§ 9:19	Procedural Rules
§ 9:20	Tenants Who Are Not Affected
§ 9:21	Non-Arm's Length Transactions
§ 9:22	Allocation
§ 9:23	Rebates, Refunds, etc.
§ 9:24	Multiple Applications/Orders
$\S 9:25$	Contracting Out of the Act
§ 9:26	Serious Maintenance Problems and Orders Related
	to Elevators
8 9.97	Other Considerations

## B. INCREASE IN COST OF SECURITY SERVICES

§ 9:28 General

## C. EXTRAORDINARY INCREASE IN OPERATING COSTS

§ 9:29 General

#### D. CAPITAL EXPENDITURES

§ 9:30	General
§ 9:31	Definition of "Capital Expenditure"
§ 9:32	Capital Work
§ 9:33	When Is the Work Complete?
§ 9:34	When Is the Expenditure "Incurred" By the Landlord?
§ 9:35	Reasonableness
§ 9:36	Apportionment of the Expenditure Amongst Tenants
§ 9:37	Useful Life

#### CHAPTER 10. RENT DECREASES AND THE RETURN OF AMOUNTS COLLECTED OR RETAINED ILLEGALLY

0 = 0 = 0.	
§ 10:1	Introduction
§ 10:2	Agreement to Decrease Rent (s. 125)
§ 10:3	Rent Reduction as a Result of a Property Tax Decrease—Automatic Rent Reduction (s. 131)
§ 10:4	—Notice of Automatic Rent Reduction
§ 10:5	—When Rent Reduction is Not Automatic (s. 133)
§ 10:6	—Calculating Rent Reduction
§ 10:7	—Application to Vary the Amount of the Rent
	Reduction (s. 132)—Introduction

#### RESIDENTIAL TENANCIES

§ 10:8	— — Other Charges
§ 10:9	——20% Factor
§ 10:10	——15% Factor
§ 10:11	——Mistake in the Notice
§ 10:12	— — Change in Taxes after Notice Issued
§ 10:13	——Procedure
§ 10:14	Reduction or Discontinuance of a Service or
	Facility (s. 130)
§ 10:15	Rent Reduction Related to an AGI Order ("Costs
0 1 0 1 0	No Longer Borne")—Introduction
§ 10:16	—Utilities (s. 128)
§ 10:17	—Capital Expenditures (s. 129)
§ 10:18	Tenant's Application to Recover Money Collected or
	Retained Illegally
CHA	PTER 11. MAINTENANCE
	IGATIONS OF LANDLORDS
§ 11:1	Introduction
§ 11:2	Good State of Repair and Fit for Habitation
§ 11:3	Health, Safety, Housing and Maintenance
	Standards
§ 11:4	Common Maintenance Issues
§ 11:5	—Inadequate Heat
§ 11:6	—Leaks, Floods and Sewer Back-ups
§ 11:7	—Mould
§ 11:8	—Pests
§ 11:9	Maintenance Responsibilities in Mobile Home
0 11 10	Parks and Land Lease Communities
§ 11:10	Limits on a Landlord's Liability
§ 11:11	—Liability of a New Landlord
§ 11:12	—Tenant's Responsibility for Cleanliness and Damage
§ 11:13	—Notification of the Landlord
§ 11:14	—Objective vs. Subjective Standard
§ 11:14	—Forseeability
§ 11:16	-Mitigation
§ 11:17	—Where Tenant Agrees to Perform Routine
3 11.11	Maintenance
§ 11:18	—Delay in Commencing Application (i.e., limitation
	period)
§ 11:19	Procedure
§ 11:20	Remedies for Breach—General
§ 11:21	—Terminate the Tenancy
§ 11:22	—Withholding Rent
§ 11:23	—Abatement of Rent

§ 11:24 —Authorize Repairs by Tenant
 § 11:25 —Order Landlord to Do Repairs
 § 11:26 —Compensation for Damage to Property and Outof-pocket Expenses
 § 11:27 —Order Prohibiting a Rent Increase (OPRI)
 § 11:28 —Any Other Order the Board Considers
 Appropriate

## CHAPTER 12. OTHER OBLIGATIONS OF LANDLORDS

§ 12:1	Introduction
§ 12:2	Tenant's Right to Privacy vs. Landlord's Right to Enter the Unit
§ 12:3	Obligation Not to Alter the Locking System Without Giving Keys to the Tenant (Illegal Lockouts)
§ 12:4	Obligation Not to Withhold or Interfere with the Supply of Vital Services
§ 12:5	Obligation Not to Interfere with the Reasonable Enjoyment of the Unit/Complex
§ 12:6	—Interference with Enjoyment Caused by Repairs/Maintenance
§ 12:7	Obligation Not to Harass, Obstruct, Coerce, Threaten or Interfere with a Tenant
§ 12:8	Obligation Not to Give a Notice of Termination in Bad Faith
§ 12:9	Obligation to Honour Tenant's Right of First Refusal
§ 12:10	Obligations with Respect to Evicted Tenant's Property
§ 12:11	Procedure
§ 12:12	Remedies—General—Remedies for Breach of Sections 21–27
§ 12:13	——Special Provisions Relating to Illegal Lockouts
§ 12:14	——Remedies for Bad Faith Notice (s. 57) and Failing to Honour Tenant's Right of First Refusal (s. 57.1)
§ 12:15	——Remedies Where Evicted Tenant is Denied Access to Property (s. 41)
§ 12:16	——Seeking Different Remedies than Those Listed in the Application
§ 12:17	—Terminate the Tenancy
§ 12:18	—Prohibit Conduct
§ 12:19	—Abatement of Rent
8 12.20	_Damagas_Introduction

§ 12:21	——Compensation for Lost or Damaged Property
	and Out-of-Pocket Expenses
§ 12:22	——Moving Expenses and the Difference in Rent
§ 12:23	——Exemplary and Punitive Damages
§ 12:24	——Aggravated Damages
§ 12:25	—General Compensation
§ 12:26	—Administrative Fine
§ 12:27	—Any Other Order the Board Considers
	Appropriate

#### CHAPTER 13. OBLIGATIONS OF TENANTS AND COMMON APPLICATIONS BY LANDLORDS

#### I. OBLIGATIONS OF TENANTS

§ 13:1 General

#### II. NON-EVICTION APPLICATIONS

§ 13:2	General
0	
§ 13:3	To Determine if the R.T.A. Applies
§ 13:4	Tenant has Changed Locks
§ 13:5	Arrears of Rent (tenant still in possession)
§ 13:6	Compensation (tenant still in possession)
§ 13:7	Abandonment
§ 13:8	Compensation from Former Tenant

#### III. SELECTED EVICTION APPLICATIONS

#### A. OVERVEIW

- § 13:9 General
  - B. UNAUTHORIZED OCCUPANT
- § 13:10 General

## C. "NO-FAULT" GROUNDS FOR TERMINATION OF THE TENANCY

§ 13:11	Landlord Requires Unit
§ 13:12	Purchaser Requires Unit
§ 13:13	Demolition, Conversion and Renovation
§ 13:14	—Demolition
§ 13:15	—Conversion to Non-Residential Use
§ 13:16	—Major Repairs or Renovations

xxiv

§ 13:17	Termination of Employment of Person Living in a Superintendent's Premises
8 19.10	
§ 13:18	Agreement to Terminate or Tenant has Delivered a Notice of Termination (s. 77)
§ 13:19	Other "No-fault" Grounds (s. 58)
§ 13:20	—Tenant Ceases to Meet Qualifications for Government Housing
§ 13:21	—Employee No Longer Employed
§ 13:22	—Interim Occupancy of Condominium
D.	"FAULT" GROUNDS FOR TERMINATION OF THE TENANCY
§ 13:23	Persistent Late Payment of Rent
§ 13:24	Non-payment of Rent
§ 13:25	Illegal Act
§ 13:26	Misrepresentation of Income
§ 13:27	Impaired Safety
§ 13:28	Undue Damage—Typical Case
§ 13:29	—Fast-Track
§ 13:30	Interference with Reasonable Enjoyment, etc.— Typical Case
§ 13:31	—Fast-Track
§ 13:32	Overcrowding
§ 13:33	Applications Based upon a Second Notice of Termination Within Six Months
§ 13:34	Applications Based upon the Presence of an Animal
§ 13:35	Breach of a Term of an Order or Mediated Agreement (s. 78)

## CHAPTER 14. RELIEF FOR TENANTS (OR "HOW TO AVOID BEING EVICTED")

#### I. INTRODUCTION

§ 14:1 General

#### II. VOIDING A NOTICE TO TERMINATE

- § 14:2 By Compliance (Form N5)
- § 14:3 By Payment (Form N4)

# III. VOIDING AN APPLICATION OR EVICTION ORDER (BASED UPON ARREARS OF RENT) BY PAYING ALL AMOUNTS OWING (S. 74)

§ 14:4 General

- Payment Before Eviction Order Becomes § 14:5 Enforceable
- § 14:6 Payment After Eviction Order Becomes Enforceable

#### IV. RELIEF FROM FORFEITURE

§ 14:7	General
§ 14:8	Waiver
§ 14:9	Section 83(1)
§ 14:10	—Refusal of Eviction
§ 14:11	—Terms and Conditions
§ 14:12	—Delay of Eviction
§ 14:13	Section 83(3)
§ 14:14	—Serious Breach by the Landlord (s. 83(3)(a))
§ 14:15	—Retaliatory Application (s. 83(3)(b), (c), (d))
§ 14:16	—Presence of Children (s. 83(3)(e))
§ 14:17	Section 83(4) and (5) — Relief When Compensation

- Has Not Been Paid
- Setting Aside Ex Parte Orders (made under s. 77 § 14:18 or s. 78)
- § 14:19 Preventing Abuses of Process
- § 14:20 Courts of Justice Act

#### V. EXPIRATION OF AN EVICTION ORDER

§ 14:21 General

#### CHAPTER 15. HUMAN RIGHTS ISSUES IN RENTAL HOUSING

#### I. INTRODUCTION

- § 15:1 What is the *Human Rights Code*?
- § 15:2 2006 Amendments to the Human Rights Code
- § 15:3 2007 Housing Consultation
- Housing as a Human Right § 15:4
- § 15:5 Human Rights in Rental Housing and the Role of the Landlord and Tenant Board

#### FREEDOM FROM DISCRIMINATION AND II. HARASSMENT IN HOUSING

- What is Discrimination in Rental Housing? § 15:6
- § 15:7 What is "Harassment" Under the Code?
- Relevant Provisions of the Code § 15:8
- § 15:9 Constructive Discrimination

xxvi

§ 15:10 Examples of Discrimination in Rental Housing

### III. DISCRIMINATION IN THE SELECTION OF TENANTS

§ 15:11 General

#### IV. ACCOMMODATING TENANTS

- § 15:12 Duty to Accommodate
- § 15:13 Responsibilities of Person with a Disability
- § 15:14 Responsibilities of Landlord
- § 15:15 Effect of Failure to Accommodate

### V. ROLE OF THE LANDLORD AND TENANT BOARD

- § 15:16 Jurisdiction
- § 15:17 Choice of Forum
- § 15:18 Onus of Proof
- § 15:19 Remedies
- § 15:20 Human Rights Issues and the Landlord and Tenant Board—Introduction
- § 15:21 —Human Rights Code Accommodations at Landlord and Tenant Board Proceedings
- § 15:22 —Human Rights Code Issues Raised by a Tenant during an Eviction Proceeding at the Board
- § 15:23 —Human Rights Code Issues Raised by a Tenant in the Tenant's Application at the Board
- § 15:24 —Conflicts Between the Code and the R.T.A.
- § 15:25 Selected Cases

## CHAPTER 16. PROCEEDINGS BEFORE THE LANDLORD AND TENANT BOARD

- § 16:1 Introduction
- § 16:2 Notices of Termination
- § 16:3 Service of Documents—Methods of Service
- § 16:4 Timing of Service of Notice of Termination
- § 16:5 Timing of Service of the Application and Notice of Hearing
- § 16:6 Proof of Service
- § 16:7 Filing Documents with the Board
- § 16:8 The Application
- § 16:9 Representation—Legal Representation and Self-representation
- § 16:10 —Litigation Guardians

§ 16:11	Preparing for the Hearing—General
§ 16:12	—Implications of Sections 82 and 87
§ 16:13	—Disclosure of Evidence
§ 16:14	—Pre-Hearing Conferences and Case Management
	Hearings
§ 16:15	Negotiation and Mediation
§ 16:16	Rescheduling and Adjournments
§ 16:17	The Hearing—Types of Hearings
§ 16:18	—Summons to Witnesses
§ 16:19	—Recording Proceedings
§ 16:20	—What to Expect on the Day of the Hearing
§ 16:21	Standard of Proof
§ 16:22	Orders and Reasons
§ 16:23	Reviews—Authority of the Board to Review its
	Decisions
§ 16:24	—Purpose
§ 16:25	—Who Can Request the Review of a Decision?
§ 16:26	—Time Limit
§ 16:27	—Procedure
§ 16:28	—Examples
§ 16:29	—Subsequent Requests for Review
§ 16:30	—Review after Eviction Order Enforced
§ 16:31	—Costs of the Review
§ 16:32	—Other Discretionary Relief
§ 16:33	Appeals—Right of Appeal
§ 16:34	—Time Limit
§ 16:35	—Automatic Stay
§ 16:36	—Question of Law
§ 16:37	—Appeals Brought for Improper Purposes and
	Motions to Quash an Appeal
§ 16:38	—Standard of Review on Appeals
§ 16:39	—Examples
§ 16:40	—Powers of Divisional Court
§ 16:41	Judicial Review

## CHAPTER 17. ENFORCING AN EVICTION ORDER

- $\S 17:1$  What Is Enforcement?
- § 17:2 When Can an Eviction Order be Enforced?
- § 17:3 Procedure
- § 17:4 Urgent Evictions
- § 17:5 One Last Chance to Save the Tenancy
- § 17:6 What Happens on the Day of the Eviction?
- § 17:7 What Happens to the Tenant's Property after the Eviction?

§ 17:8 Is There Any Way a Tenant Can Legally Regain Possession Once an Eviction Order Has Been Enforced?

#### CHAPTER 18. DISPOSING OF ABANDONED PROPERTY

- § 18:1 Introduction
- § 18:2 Upon Death of Tenant (s. 92)
- § 18:3 When Unit Abandoned (s. 42)
- § 18:4 Mobile Homes and Land Lease Homes
- § 18:5 Sheriff Evicts Tenant
- § 18:6 in All Other Circumstances
- § 18:7 Remedies and the Expanded Jurisdiction of the Landlord and Tenant Board

#### CHAPTER 19. PENAL SANCTIONS

- § 19:1 Introduction—General
- § 19:2 —Purpose
- § 19:3 —Onus
- § 19:4 —Types of Offences
- § 19:5 —Attempts
- § 19:6 —Limitation Period
- § 19:7 —Evidence
- § 19:8 —Penalties and Factors Considered on Sentencing
- § 19:9 —Recent Developments
- § 19:10 —Trial Within a Reasonable Period of Time
- § 19:11 Illegal Change of Locks and Unlawful Recovery of Possession
- § 19:12 —Unauthorized Change of Locks by Tenant
- § 19:13 —Illegal Lockout or Illegal Eviction by Landlord
- § 19:14 Interference with Vital Services
- § 19:15 Interference by Tenant with Rights of Landlord
- § 19:16 Distress (Unlawful Seizure of Goods)
- § 19:17 Failure to Comply with Sections 48.1, 49.1, 52, 54 and 55
- § 19:18 Failure to Comply with Sections 51 and 53
- § 19:19 Furnishing False or Misleading Information
- § 19:20 —False or Misleading Information Given to Board by Landlord
- § 19:21 —False or Misleading Information Given to Board by Tenant
- § 19:22 Illegal Entry
- § 19:23 Failure to Do Work
- § 19:24 Offences Related to Security Deposits

§ 19:25	—Illegal Security Deposit (s. 234(d))
§ 19:26	—Failing to Repay Deposit (s. 234(g))
§ 19:27	Failure to Provide Receipt
§ 19:28	Charging Illegal Rent
§ 19:29	Harassing or Interfering with the Reasonable
	Enjoyment of the Tenant
§ 19:30	Failing to Make an Evicted Tenant's Property
	Available for Retrieval
§ 19:31	Offences Added under the R.T.A.—Generally
§ 19:32	—Offences Related to Non-profit Housing
	Cooperatives

## CHAPTER 20. MOBILE HOMES AND LAND LEASE HOMES

§ 20:1	Introduction—General
§ 20:2	—Definition of Mobile Home
§ 20:3	—Definition of Land Lease Home
§ 20:4	—Application of the R.T.A.
§ 20:5	Park/Community Rules
§ 20:6	Information About Property Assessment
§ 20:7	Tenant's Right to Sell—General
§ 20:8	—Landlord's Right of First Refusal
§ 20:9	—Advertising
§ 20:10	Assignment of the Site
§ 20:11	Restraint of Trade Prohibited
§ 20:12	Landlord's Additional Maintenance Obligations
§ 20:13	Disposal of the Tenant's Home and Personal Property—On Termination of the Tenancy
§ 20:14	—On Death of the Owner
§ 20:15	Termination for Demolition, Conversion or Repairs
§ 20:16	Rent and Other Charges—Establishing the Rent for a New Tenancy
§ 20:17	—Rent Increase Permitted on Assignment of Site
§ 20:18	—Permitted Charges
§ 20:19	—Exemption from Usual "Cap" on Rent Increase Above Guideline Based upon Certain Types of Capital Expenditures
§ 20:20	—Collecting Municipal or Local Services Taxes
§ 20:21	Renting a Mobile Home or Land Lease Home From the Owner

#### **CHAPTER 21. CARE HOMES**

- § 21:1 Introduction
- § 21:2 Definitions

#### TABLE OF CONTENTS

§ 21:3	Application of the R.T.A.
§ 21:4	Creating the Tenancy
§ 21:5	Tenant Privacy and Other Rights
§ 21:6	Assignment/Subletting
§ 21:7	External Care Providers
§ 21:8	Transferring the Tenant
§ 21:9	Rent and Charges for Care Services
§ 21:10	Terminating the Tenancy—Termination by the
	Tenant
§ 21:11	—Termination on Death of Sole Tenant

#### CHAPTER 22. SUITE METERS (SUB-METERING OF ELECTRICITY) AND APPORTIONMENT OF UTILITY COSTS

§ 22:1 Suite Meters (s. 137)—Background

§ 21:12 —Termination by the Landlord

- § 22:2 —As of January 1, 2011
- § 22:3 Apportionment of Utility Costs (s. 138)— Background
- § 22:4 —As of January 1, 2011

#### CHAPTER 23. NON-PROFIT CO-OPERATIVE HOUSING

#### I. INTRODUCTION

§ 23:1 General

## II. SITUATION PRIOR TO PROCLAMATION OF BILL 14

§ 23:2 General

#### III. IMPETUS FOR CHANGE

§ 23:3 General

#### IV. EFFECTIVE JUNE 1, 2014

$\S 23:4$	General
§ 23:5	Overview of Procedures for Applications under Part
	V.1—Introduction
§ 23:6	—Serving and Filing a Complete Application
§ 23:7	—Notice of Hearings
§ 23:8	—Service of Application and Notice of Hearings

§ 23:9	—Serving and Filing a Complete Response
§ 23:10	—The Case Management Hearing
§ 23:11	—The Merits Hearing
§ 23:12	—Rescheduling and Adjournment Requests
§ 23:13	—Representation at Hearings
§ 23:14	—Ex Parte Applications
§ 23:15	Service of Documents
§ 23:16	Applications Where Notice is Required—
0.00.15	Introduction
§ 23:17	—Persistently Late Payment of Housing Charges
§ 23:18	—Ceasing to Qualify for Specified Housing
§ 23:19	—Non-payment of Housing Charges
§ 23:20	—Material Misrepresentation of Income
§ 23:21	—Illegal Act
§ 23:22	—Undue Damage — Normal
§ 23:23	—Undue Damage—Fast-track
§ 23:24	—Substantial Interference with Reasonable
§ 23:25	Enjoyment Impaired Safaty
§ 23:25 § 23:26	—Impaired Safety —Overcrowding
§ 23:27	—Second Notice
§ 23:21 § 23:28	Applications Made Without Notice to the Unit
8 20.20	Member—Introduction
§ 23:29	—Application under s. 94.10
§ 23:30	—Breach of Order or Mediated Agreement (s.
\$ 20.00	94.11)
§ 23:31	Relief from Eviction
§ 23:32	Powers of Board (remedies)
APPE	NDICES
Appendix	A. Feldman's Quick Reference Guide
Appendix	
	x C. Regulations Made Under the Residential
	es Act, 2006
Appendix	C1. Ont. Reg. 516/06 — General
Appendix	C2. Ont. Reg. $517/06$ — Maintenance Standards
Appendix	C3. Ont. Reg. 394/10 — Suite Meters and Apportionment of Utility Costs

Ont. Reg. 9/18 — Tenancy Agreements for Tenancies of a Prescribed Class

Rules of Procedure

O. Reg. 906/21 — Form of Production Order

xxxii

Appendix C4.

Appendix C5.

Appendix D.

Appendix E.	Landlord and Tenant Board Interpretation
	Guidelines and Practice Directions

Appendix F. Statutory Powers Procedure Act

Appendix G. Mortgages Act

Appendix H. Ont. Reg. 282/98 — General Regulation

#### Appendix I. Human Rights Code

Appendix I1. Human Rights Code

Appendix I2. Ont. Reg. 290/98 — Business Practices
Permissible to Landlords in Selecting
Prospective Tenants for Residential
Accommodation

Appendix J. Ont. Reg. 373/06 — Table of Operating Cost Categories for 2007

Appendix K. Annual Rent Increase Guidelines: 1975 to 2024

Appendix L. Parental Responsibility Act, 2000

Appendix M. Standard Form of Lease

#### Appendix N. Tribunal Adjudicative Records Act, 2019

Appendix N1. Tribunal Adjudicative Records Act, 2019

Appendix N2. O. Reg. 211/19—Tribunal Adjudicative Records Act, 2019

#### **Table of Cases**

#### Index