

Minimum rental standards

All rental units in the Yukon must meet the minimum rental standards. What that means for each rental unit may vary depending on the age, character and location of the residential property, and the services or facilities provided.

Both tenants and landlords have a duty to inform each other of any concerns or issues regarding rental units and residential properties.

Both tenants and landlords have responsibilities to maintain health and safety standards at rental units and residential properties

A landlord or tenant must not interfere with the responsibility of the other to comply with the *Residential Landlord and Tenant Act (RLTA)* or regulations.

Lot and exterior

1. Surface drainage

Landlords must provide surface water drainage and disposal on the residential property to help prevent erosion, ponding, and entry of water into buildings and other structures on the rental property.

2. Accessory buildings and other structures

Landlords must provide buildings and other structures (other than fences) on the residential property in good repair and free from conditions that could create a health, fire, or safety hazard.

3. Walks, steps, driveways, and parking areas

Walks, steps, driveways and parking areas of the residential property must be provided by the landlord in good condition for safe, unobstructed passage and must be maintained in that condition by:

- the tenant, for any area that is for the tenant's exclusive use; and
- the landlord, for all other areas of the residential property.

4. Yards

Landlords must provide the yard in a condition that is clean and free from rubbish, debris, holes, excavations, and other conditions that could create a health, fire, or safety hazard.

5. Porches, stairs, and balconies

Landlords must provide all porches, balconies, landings, and stairs with handrails as required under the *Building Standards Act*, and must ensure the porches, balconies, landings, and stairs remain free from defects that could create a health, fire or safety hazard.

6. Exterior walls

Landlords must provide exterior walls of buildings on the residential property with a cladding or covering reasonably free of holes, cracks, and excessively worn surfaces so as to prevent the entrance of moisture, insects, and rodents into the structure, and to provide reasonable durability.

7. Roofs

Landlords must ensure each building on the residential property has a weathertight roof (including eavestroughs and water piping as appropriate), and that water is directed away from the building.

Safety and fire protection

1. Safety alarms and equipment

Landlords must ensure that the residential property conforms to all applicable requirements under the Fire Prevention Act.

Landlords and the tenants must comply with each obligation imposed on them under the Fire Prevention Act, including but not limited to those that relate to smoke alarms and carbon monoxide alarms.

2. Fuel-burning appliances

Landlords must ensure that all fuel-burning appliances are lawfully installed, are in good working order, and are regularly serviced in accordance with the manufacturer's instructions.

Landlords must also ensure that chimneys, smoke pipes, connections, and their components are kept clear of obstructions, are cleaned annually (or more frequently if necessary) and are maintained in good working order.

3. Safe passage out

Landlords must provide the rental unit with a safe, continuous, and unobstructed passage from the interior of the rental unit to the exterior grade level of the building. The passage must not pass through a separate rental unit.

Tenants must not unreasonably obstruct the passage from the interior of the rental unit to the exterior grade level of the building.

Landlords must ensure that every room in the rental unit that is intended to be a bedroom has a window that provides a safe passage out as required under the *Building Standards Act*.

Interior

1. Basements, crawl spaces and foundations

Landlords must provide cellars, basements, crawl spaces and foundations of the residential property in good repair such that they are reasonably weathertight and rodent-proof.

2. Walls, ceilings and floors

Landlords must provide walls, ceilings and floors in a structurally sound condition reasonably free from major cracks, crevices, holes and defects.

3. Floors

Landlords must provide floors that are reasonably resistant to moisture in all washrooms, shower rooms, toilet rooms, bathrooms and laundry rooms of the residential property.

4. Doors and windows

Landlords must provide exterior doors, windows and frames that operate satisfactorily and are reasonably weathertight. Landlords are responsible for repairing or replacing any damaged or missing parts, including broken glass and defective hardware.

5. Entrance doors

Landlords must provide entrance doors to rental units that are capable of being locked from both inside and outside.

6. Heating

Landlords must maintain heating systems in good working condition.

A tenant must not use, and a landlord must not require a tenant to use:

- a cooking appliance as a primary source of space heating; or
- a portable space heater as a primary source of heat.

Whoever controls the temperature of the rental unit must ensure the unit is not so cold, nor so hot, that the temperature could:

- be a health or safety hazard; or
- cause damage to the rental unit.

7. Plumbing and water supply

If a rental unit includes a plumbed water supply system where the water is supplied directly from a public drinking water system, the landlord must ensure that the system provides an adequate supply of drinking water to the rental unit.

Landlords must provide all plumbing in the rental unit in sound condition, maintain it reasonably free from leaks and obstructions, and ensure it is protected from freezing.

Tenants must maintain all plumbing reasonably free from obstructions and must immediately inform their landlord if they have reason to believe the plumbing is not in sound condition or is not reasonably free from leaks and obstructions.

If the rental unit does not include a plumbed water supply system, or its plumbed water is not supplied from a public drinking water system, the landlord must supply drinking water in accordance with the tenancy agreement.

8. Toilets

Landlords must provide the rental unit with toilet facilities, whether indoor or outdoor, that meet health and safety standards and have a lockable door for privacy.

If a shared bathroom or toilet room includes one or more toilet stalls, the landlord must provide each toilet stall with a lockable door that provides privacy.

9. Bathrooms

If a rental unit contains a bathroom with one or more fixtures including sinks, showers, tubs and toilets, the landlord must provide the fixtures in good working order.

Landlords must provide each indoor bathroom with a lockable door that provides privacy.

10. Sewage disposal

Landlords must ensure that all rental units are connected to a public sewage system or to a maintained and functioning private sewage disposal system or has an outhouse if there is no plumbed water.

Landlords must ensure the sewage system and all related components are in proper operating condition, free from leaks, defects, and obstructions, and protected from freezing.

11. Ventilation

Landlords must ensure their rental unit(s) have sufficient ventilation so as not to create dampness, moisture or condensation in the rental unit that could lead to rot, mildew or other conditions that are a potential health hazard.

Tenants must use the means provided by their landlord to ensure sufficient ventilation as described above.

12. Electrical services

If a rental unit is connected to an electrical power system, the landlord must provide all outlets, switches, wiring, and fixtures in safe working condition.

Tenants must not change the system in such a way as to create a safety or fire hazard nor overload it.

13. Appliances

If a tenancy agreement requires the landlord to provide appliances in the rental unit:

- the landlord must provide properly installed and vented appliances that are in good working condition; and
- the tenant must maintain the appliances in good working condition and must immediately inform the landlord if they believe an appliance is not in good condition.

14. Pest prevention

Landlords must provide the residential property free of rodent, vermin, and insect infestations and must take appropriate measures to exterminate infestations, should they occur.

Tenants must maintain the residential property free of attractants that would reasonably be expected to cause rodent, vermin, or insect infestations.

15. Overcrowding

Landlords and tenants must ensure the number of people residing in the rental unit does not exceed the maximum number permitted under the fire code established under the *Fire Prevention Act* and other applicable health and safety standards.