

Minimum rental standards

Minimum rental standards are required and may vary depending on the age, character and location of the residential property, and the services or facilities that are provided or agreed to be provided.

Both tenants and landlords have a duty to inform each other if they have concerns or issues regarding their rental units and/or residential properties.

Neither party must interfere with the responsibility of the other to comply with the *Residential Landlord and Tenant Act (RLTA)* or regulations.

A tenant must not do anything in regard to the rental unit and/or residential property that would reasonably be expected to create a health, fire or safety hazard.

As of January 1, 2017 all rental units must comply with the minimum rental standards.

Lot and exterior

1. Surface drainage

The landlord 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 located on the rental property.

2. Accessory buildings and other structures

The landlord must provide buildings and other structures (other than fences) on the residential property in good repair and free from conditions that would reasonably be expected to 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 to afford safe, unobstructed passage and a safe surface and, unless otherwise agreed to by both the landlord and the tenant and stated in the tenancy agreement, must be maintained in that condition by:

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

4. Yards

The landlord must provide the yard of the residential property in a condition that is clean and free from rubbish, debris, holes, excavations and other objects and conditions that would reasonably be expected to create a health, fire or safety hazard.

5. Porches, stairs and balconies

The landlord must provide all porches, balconies, landings, and stairs on the residential property with handrails as required under the *Building Standards Act*, and must maintain the porches, balconies, landings and stairs free from defects that would reasonably be expected to create a health, fire or safety hazard.

6. Exterior walls

The landlord 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

The landlord must provide each building on the residential property with a weathertight roof (including eavestroughing and water piping as appropriate), and must ensure that water from the roof of the building is reasonably directed away from the building.

Safety and fire protection

1. Safety alarms and equipment

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

The landlord and the tenant 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

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

The landlord must ensure that chimneys, smoke pipes, connections, and their components on the residential property are kept clear of obstructions, are cleaned annually (or more frequently if necessary), and are maintained in good working order.

3. Safe passage out

The landlord 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 room contained in a separate rental unit.

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

The landlord 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

The landlord 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

The landlord must provide walls, ceilings and floors of the residential property in a structurally sound condition reasonably free from major cracks, crevices, holes and defects.

3. Floors

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

4. Doors and windows

The landlord must provide exterior doors, windows and frames on the residential property that operate satisfactorily and are reasonably weathertight, and must repair or replace any damaged or missing parts, including broken glass and defective hardware.

5. Entrance doors

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

6. Heating

The landlord must maintain the heating system in the building in which the rental unit is located in good working condition.

The tenant must not use, and the landlord must not require the tenant to use:

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

Whichever of the landlord and the tenant controls the temperature of the rental unit must neither allow the rental unit to be so cold, nor cause it to be so hot, that it is reasonable to expect the temperature:

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

The landlord or the tenant is not required to do anything to reduce the temperature of the rental unit other than to refrain from heating it.

7. Plumbing and water supply

If the rental unit includes a plumbed water supply system where the water is supplied directly from a large public drinking water system (as defined in the *Drinking Water Regulation* under the *Public Health and Safety Act*), the landlord must ensure that the system provides an adequate supply of drinking water to the rental unit.

The landlord 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. The tenant must maintain all plumbing reasonably free from obstructions and must immediately inform the landlord if the tenant has reason

to believe the plumbing is not in sound condition or is not reasonably free from leaks and obstructions.

Water that is supplied to a rental unit directly from a large public drinking water system is deemed to be drinking water unless there are reasonable grounds to believe that it is not.

If the rental unit does not include a plumbed water supply system, or its plumbed water supply system is supplied otherwise than directly from a large public drinking water system, the landlord must supply drinking water in the amount, if any, specified in the tenancy agreement.

8. Toilets

The landlord must provide the rental unit with toilet facilities, whether indoor or outdoor, that meet reasonable health and safety standards and that have a lockable door to provide 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 the 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.

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

10. Sewage disposal

The landlord must ensure that the rental unit is 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 at the rental unit.

The landlord must provide the sewage system and all related components in proper operating condition, free from leaks, defects, and obstructions, and suitably protected from freezing.

11. Light and ventilation

The landlord must provide the rental unit with sufficient ventilation so as not to create dampness, moisture or condensation in the rental unit that might reasonably be expected to lead to rot, mildew or other conditions that are a [potential] health hazard. The tenant must use the means provided by the landlord to ensure sufficient ventilation as described above.

12. Electrical services

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

The tenant must neither change the system in such a way as to create a safety or fire hazard nor overload it.

13. Appliances

If the 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 the tenant has reason to believe an appliance is not in that condition.

14. Pest prevention

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

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

15. Overcrowding

Neither the landlord nor the tenant may allow more people to reside in the rental unit than the lowest maximum number permitted under the fire code established under the *Fire Prevention Act* and other applicable health and safety standards.