



CITY COUNCILLOR

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WARD 17 DON VALLEY NORTH

SUMMER TENANT GUIDE

Every summer I hear from tenants facing all kinds of seasonal challenges. That's why I put together these tips and resources: to help you stay safe, informed, and prepared for the months ahead.

Keeping your unit cool

As of April 30, 2025, the Property Standards Bylaw has changed. If your unit has an existing air conditioning (A/C) system installed by the landlord, it **must be operated from June 1st to September 30th** to maintain an indoor temperature of **26°C or lower**. If the A/C unit is not working, your landlord is **required to repair or replace** it. Unfortunately, landlords are **not required to install** A/C in units that do not already have it.



While there is a minimum temperature bylaw, **there is no maximum temperature bylaw**. If the temperature interferes with the reasonable enjoyment of your unit, or your landlord does not fix your A/C despite multiple attempts to establish contact with them, you may file a T2 application. If your landlord withholds or interferes with vital services, they are violating the Residential Tenancies Act (2006).

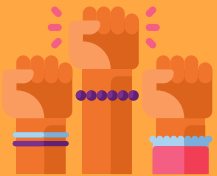


For immediate assistance with cooling in your unit, you can **contact 3-1-1** to have the City investigate. For assistance with a violation of the Residential Tenancies Act, you can **contact the Rental Housing Enforcement Unit at (416) 585-7214**.



Top 5 Tenant Rights

- **Deposits your landlord can ask for:** Landlords can only request first and last month's rent, and a key deposit. Damage deposits are not allowed in Ontario.
- **Know your rent increase rights:** Most rent increases in Ontario must follow the annual guideline—2.5% in both 2024 and 2025. Increases above this amount are only allowed if your unit is exempt. Landlords must give at least 90 days' written notice before the increase takes effect.
- **Repairs are always the landlord's responsibility:** No matter your lease or any prior agreement, your landlord is legally required to keep your unit in good repair.
- **Don't withhold rent:** Even if your landlord is at fault, always pay your rent. You can file a complaint, but missing payments put you at risk of eviction.
- **If your unit is sold, you don't have to move:** The new owner must honor your lease and can only ask you to leave by following legal rules and giving proper notice.



Behind on rent? Here's what you can do

Speak to your landlord or property manager as soon as you realize you will be unable to pay your rent. You may be able to **arrange a rent deferral or other repayment plan**.



The **City of Toronto Rent Bank (416-397-7368)** provides grants to tenants who are unable to pay their rent or need help with a rental deposit. The **Housing Stabilization Fund** is also available to people who are currently receiving social assistance.



Protecting Tenants from Renovictions

As of July 31st, 2025, the City's **Renovictions Bylaw** to protect tenants from being unlawfully evicted under the guise of renovations will be implemented.

If your landlord wants to **renovate your unit** and asks you to **move out**, they must:

- Apply for the **required building permits** and
- Get approval from the City before issuing an eviction notice



Under this bylaw:

- Landlords must provide **detailed information about the renovation** and how it will impact your tenancy.
- Tenants have the **right to return** to their unit once renovations are **complete**.
- Eviction notices for renovations are only valid if supported by **City-approved documentation**.

If you receive a notice to vacate due to renovations, **don't move out right away**. Contact the **RentSafeTO** team at 3-1-1 or seek legal advice to understand your rights.



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Willowdale Legal

☎ 416-492-2437

✉ bedross@lao.on.ca

🌐 willowdalelegal.com

City of Toronto

☎ 3-1-1

✉ 311@toronto.ca



RentSafeTO

☎ 416-396-7228

✉ rentsafeto@toronto.ca

Federation of Metro Tenants' Associations

☎ 416-921-9494

🌐 torontotenants.org

Landlord and Tenant Board (LTB)

☎ 416-645-8080

🌐 ltb.gov.on.ca

Legal Aid Ontario

☎ 1-800-668-8258

🌐 legalaid.on.ca/en

Toronto Rent Bank

☎ 416-397-RENT (7368)

🌐 torontorentbank.ca