

Rental Housing Checklist

For Landlords, Housing Workers, and Tenants

State of Good Repair

- Electrical, plumbing & heating
- Walls, roofs & ceilings
- Windows, doors, locks & lighting
- Garages, laundry facilities, patios, walkways or pools
- Appliances working
- Tenant postal boxes secure
- Painting required to cover repair work and to avoid a health hazards

Maintenance & Vital Services

- Clean lobbies, halls & elevators
- Tidy laundry room & parking area
- No cockroaches or mice
- Adhere to garbage removal agreement
- Under all circumstances to provide a "reasonable supply" of fuel, hydro, gas, hot and cold water (Where included)

Temperature

- Heat turned on from September 1st to June 15th and to at least 21°C
- Air (if included) on June 2nd to September 14th. Temperature not to exceed 26°C

Safety

- Follow Ontario fire safety laws including inspections and emergency exits
- Smoke and carbon monoxide detectors on each level with charged batteries
- Lighting installed and functioning in all walkways, entranceway, parking, etc.
- Child Safety devices on all windows
- Appropriate locks in place - avoid over-circulation of keys
- Ensure security systems including buzzer and intercom in working order

Additional Tips

The following tenancy arrangements would contravene Ontario legislation:

- Tenant curfews & 'no guest' rules (although tenants are responsible for their guests)
- Minimum income requirements
- "Adult only" units (except designated seniors' buildings)
- Refusing to rent based on income source of the tenant

Sources: Maintenance and Repair at www.ltb.gov.on.ca | Municipal Property Standards at www.toronto.ca