

Tenant Rights & Responsibilities



Leaside Towers Tenants
Association
June 13, 2023



Don Valley Community Legal Services
Karly Wilson, Staff Lawyer



Who We Can Help

We provide legal services to low income persons living in the area bounded by Lake Ontario on the South to York Mills/401 on the North, and from Yonge Street/the Don River on the West to Victoria Park Ave on the East.

Main Office

1 Leaside Park Drive – Unit 1

*in the Thorncliffe Community

Phone: (416) 441-1764

Fax: (416) 441-0269

Satellite Office

Ralph Thornton Community Centre

765 Queen Street East, Mezzanine Level

*in the Riverside Community



How to Contact Us

For free Legal Advice or Information, please call
our Intake Line at 416-441-1764 ext. 1
(We are not taking walk-ins, please call to make an appointment)

We also have helpful information and resources
on our website:
www.DonValleyLegal.ca

Tenants Have Rights

The Residential Tenancies Act (RTA) is an Ontario law that gives landlords and tenants specific rights and responsibilities.



Responsibilities of Tenants

Pay Rent in Full & On Time

Ordinary Cleanliness

Repair of Undue Damage

Changing Locks

Not to Harass, Obstruct, Coerce,
Threaten or Interfere





Responsibilities of Landlords

Repairs and Maintenance

Not to Interfere with Reasonable
Enjoyment

Changing Locks

Not to Harass, Obstruct, Coerce,
Threaten or Interfere

Privacy

Your landlord is not allowed to harass you, threaten you, or invade your privacy.

Your landlord must give you notice in writing 24 hours ahead of time if they need to enter your unit. They can come in only for a valid reason and only between 8 a.m. and 8 p.m.

Exceptions:

- Tenant Consents
- Emergencies
- To show unit to prospective tenants if you are moving (must be between 8 a.m. and 8 p.m.)

Responsibilities of Landlords

Supply of Vital Services

Vital services include fuel, hydro, gas, hot and cold water.

Heat



- September 1st to September 14th (RTA)
- September 15th to June 1st (City of Toronto)
- June 2nd to June 15th (RTA)

Rent Rules

Security Deposit

Rent Increases

When is my landlord allowed to increase the rent?

Landlords are allowed to raise the rent by a guideline amount once per year.

The annual rent increase guideline amount is set by the Ontario Government every year. For 2023 the guideline is 2.5%.

Landlords must provide tenants with written notice of a rent increase at least 90 days before it takes effect.



Rent Increases

90 Days' Written Notice

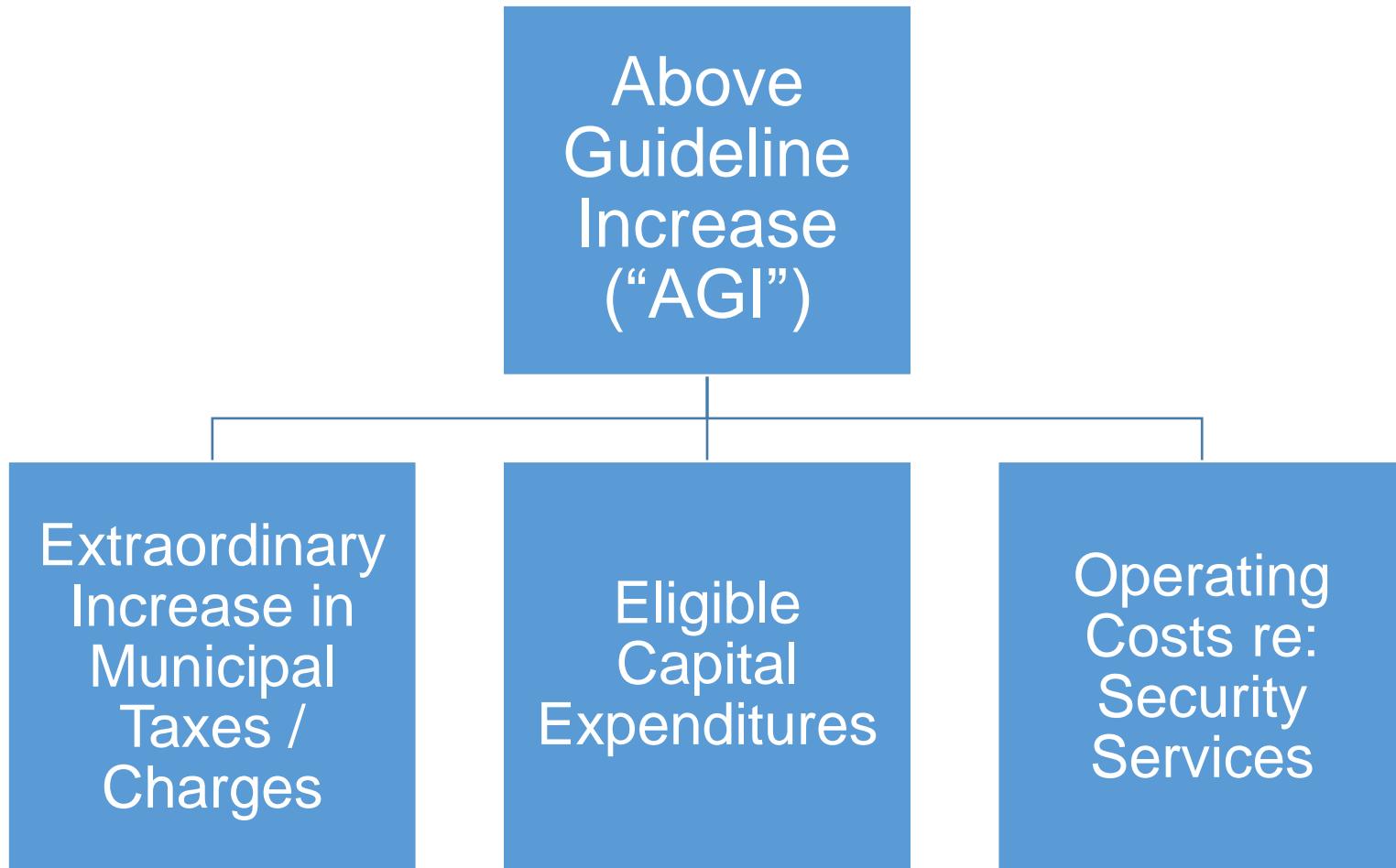
12-Month Rule

Guideline Increase as per CPI

- 2.5% (2023)
- 1.2% (2022)
- 0.0% (2021)
- 2.2% (2020)
- 1.8% (2019)
- 1.8% (2018)
- 1.5% (2017)
- 2.0% (2016)
- 1.6% (2015)
- 0.8% (2014)
- 2.5% (2013)

Above Guideline Increase

If your landlord wants to increase the rent above the guideline, they must follow the legal process and give you proper notice.



Rent Control Exemptions

November 15, 2018

Rental Units in Buildings

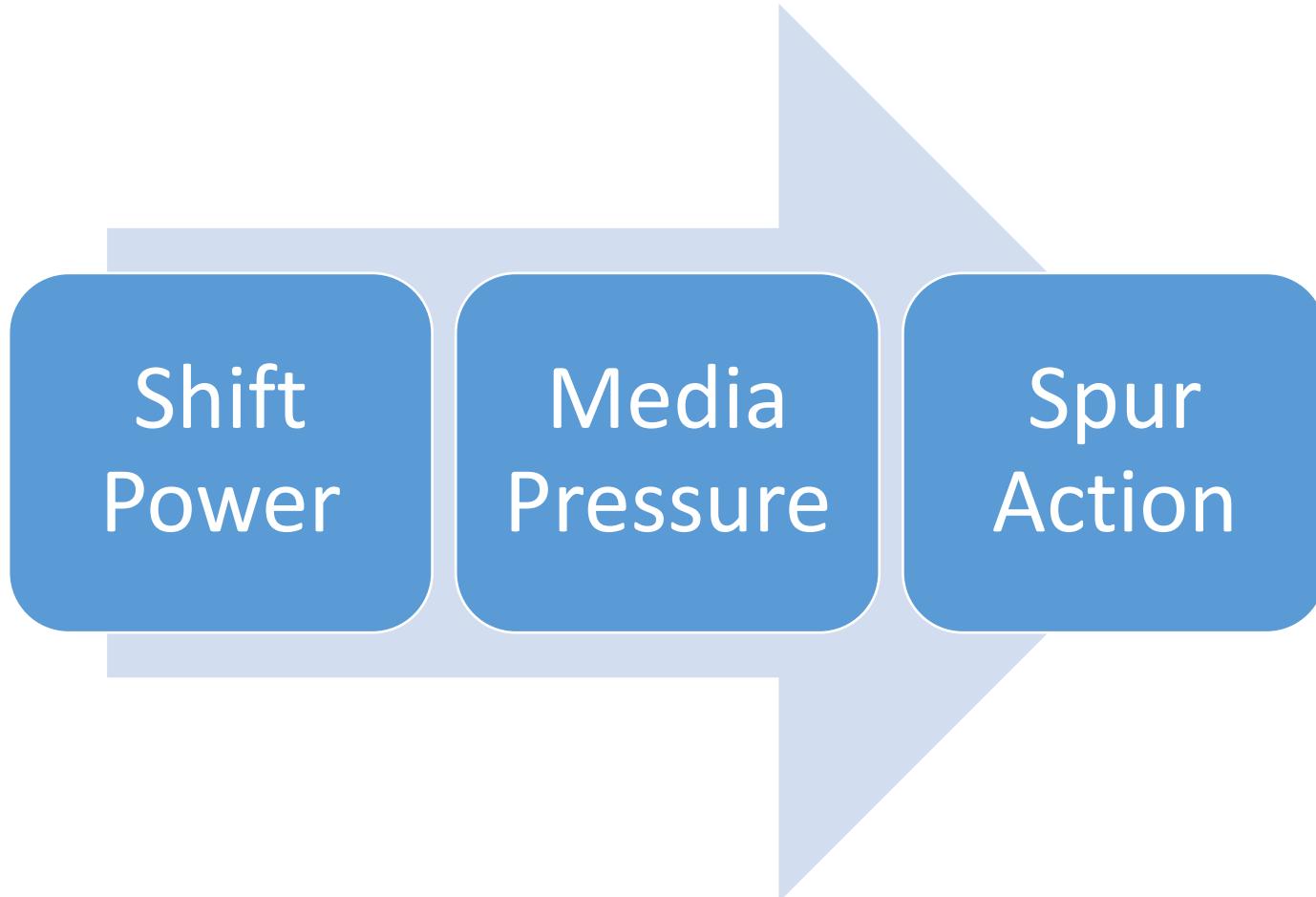
Secondary Unit in
Detached Houses

Secondary Unit in Semi-
Detached Houses

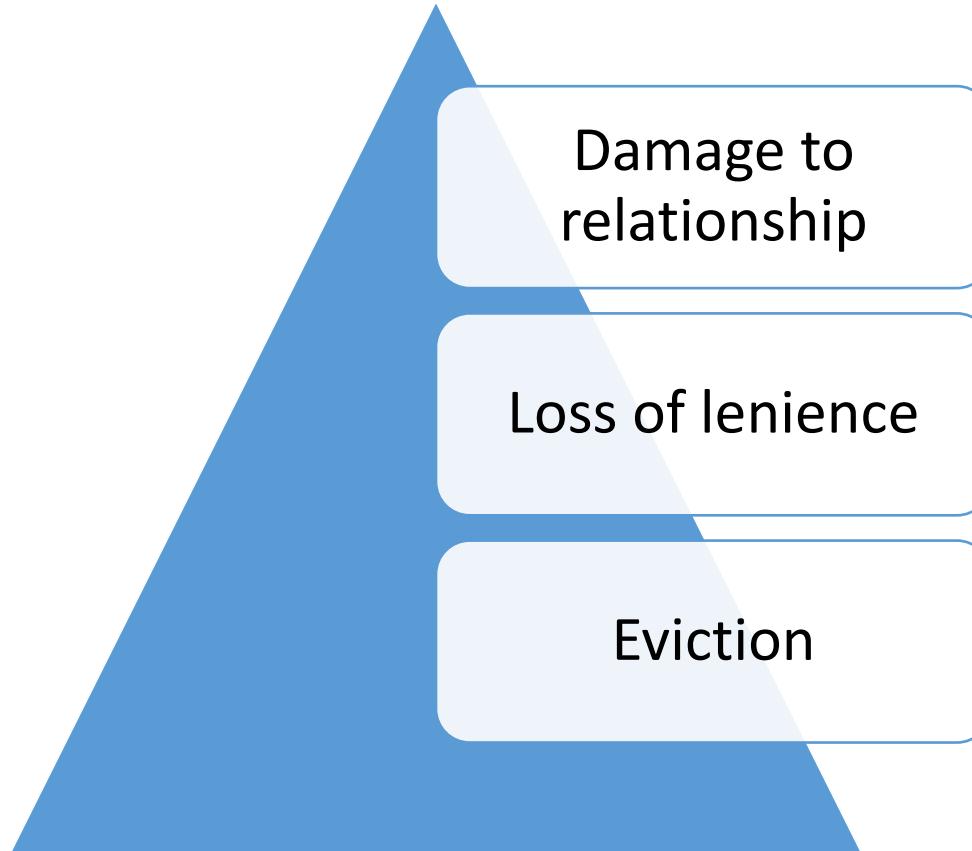
Secondary Unit in
Row Houses

Subsidized (RGI) Units

Rent Strike – Pros



Rent Strike - Risks



Security of Tenure

You can continue to live in your rental unit until you give your landlord proper notice that you intend to move out, you and your landlord agree that you can move, or your landlord gives you a notice to end your tenancy for a reason allowed by the RTA.

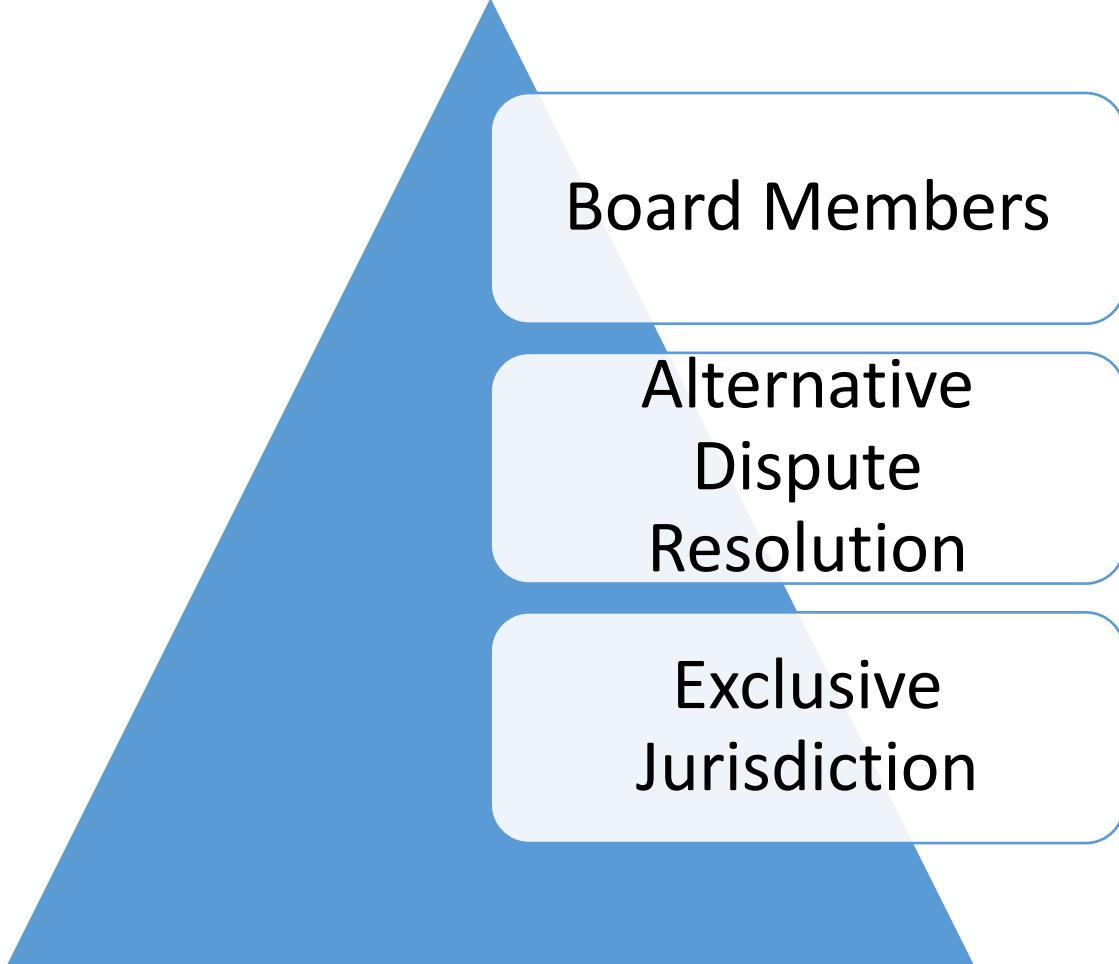
Termination only in Accordance
with the *RTA*

Termination Notice/Agreement Void if
given/made as Condition of Tenancy

Deemed Renewal of Tenancy where no
Termination Notice/Agreement

Restriction on Recovery of
Possession by Landlord

The Landlord & Tenant Board



Board Members

Alternative
Dispute
Resolution

Exclusive
Jurisdiction

Tenant Applications

Tenants are able to file forms at the Landlord and Tenant Board. Depending on the issue, there is a specific form you will need to use.

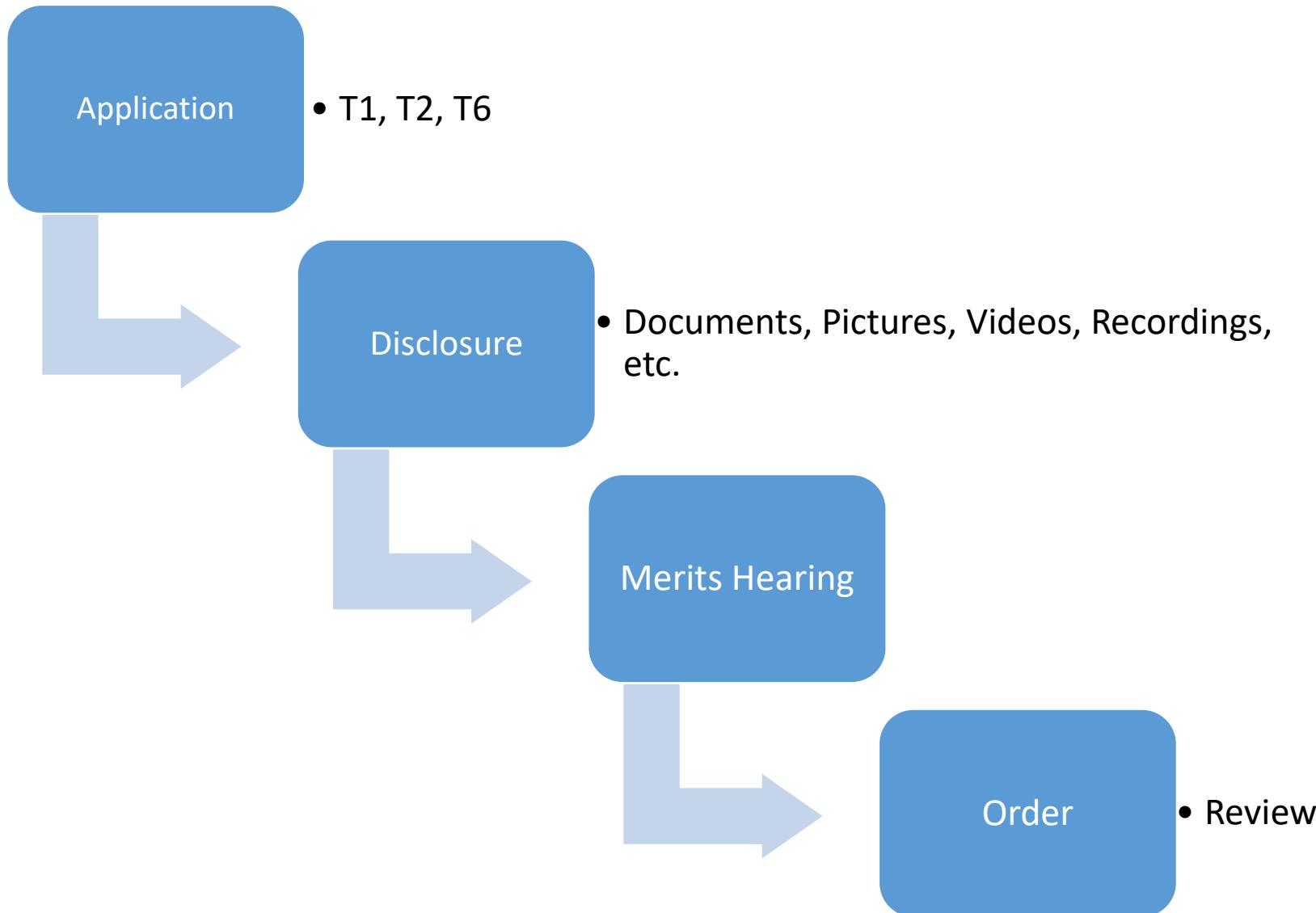
\$53 Filing Fee
\$48 Online Portal

T1: Rebate

T2: Tenant Rights

T6: Maintenance

The LTB Process: Tenant Aps.



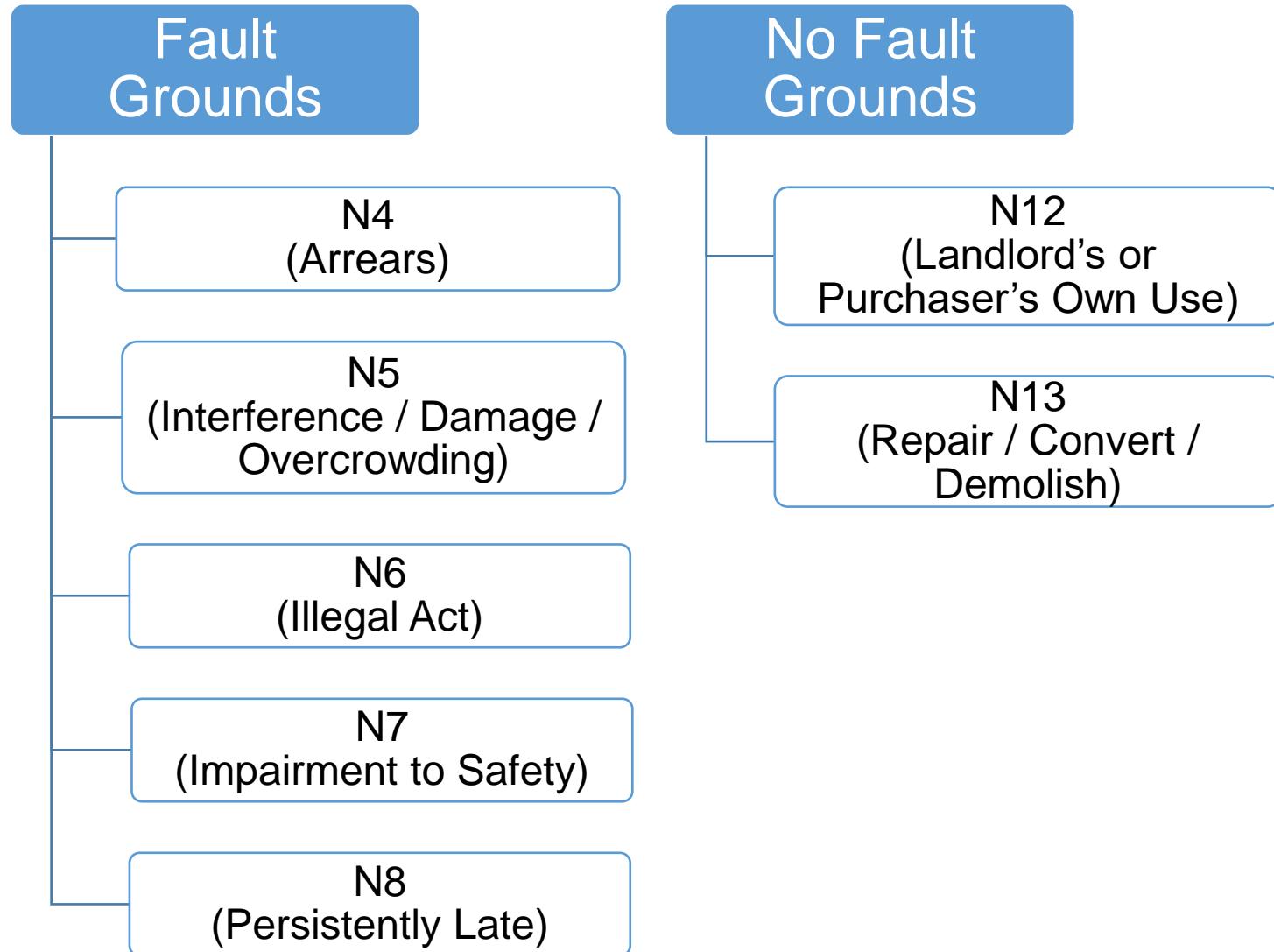
Eviction

Landlords are required to give official notices of eviction which starts the eviction process. A tenant does not have to move out if they receive an eviction notice.

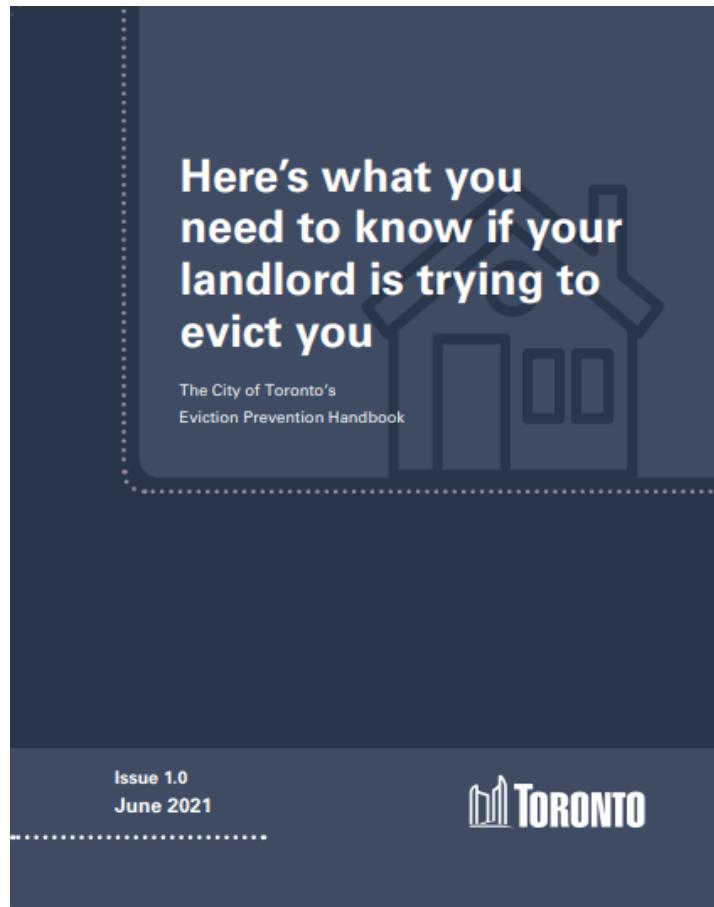
Only if the LTB issues an eviction order, which happens after a hearing, will a tenant need to move out.



Notices of Eviction



City of Toronto Rental Housing & Tenant Information



The City has developed a website for renters with helpful information and resources, including the **Eviction Prevention Handbook**

www.Toronto.ca/RenterHelp

Resources

Check our website:
www.donvalleylegal.ca/tenant-resources



Don Valley
Community Legal Services

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Resources

Welcome to our Resources Page. Here you will find information on other legal clinics, community organizations and local agencies, and the three levels of government. There are also helpful resources for tenants.

[Legal Resources](#)
[Community Resources](#)
[Government Resources](#)
[Tenant Resources](#)

Thorncliffe Office
1 Leaside Park Drive, Unit 1
Toronto, ON M4H 1R1
Telephone: 416-441-1764
Fax: 416-441-0269

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Resources

Questions?

Thank you!

416-441-1764 ex 1

Name Drop: Karly



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