



Policy Number: 02-006
Subject: Landlord Obligation
Chapter: Rental Agreement

Legislation	s. 10.(1)1.
Definitions	
Purpose	The purpose of this policy is to provide information about the statutory obligations of the Landlord.
Policy	The Landlord is required to maintain the residential premises in a good state of repair and fit for habitation during the tenancy and shall comply with a law respecting health, safety or housing.
Procedure Overview	<p>Residential Property Standards</p> <p>Landlords are required to abide by the Occupancy and Maintenance Regulations under the Urban and Rural Planning Act, or other equivalent municipal by-laws for residential property standards.</p> <p>The enforcing municipality has the authority to direct a property owner to: (a) undertake work to make the dwelling unit or building conform to the standard; (b) demolish all or part of a building or dwelling or structure or erection forming a part of the building or dwelling; or (c) clean and paint as required to provide a satisfactory condition of appearance and cleanliness, within the time that the enforcement authority may specify.</p> <p>If an owner does not comply with the directions of the enforcement authority, the enforcing municipality may: (a) order the necessary work to be done to make the dwelling or building conform to the standards and recover the cost from the owner; or (b) order the demolition of the building.</p> <p>If a rental property is in violation of the Occupancy and Maintenance Regulations (or equivalent municipal by-law), the tenant has a right to identify this deficiency to the landlord and request the landlord to make repairs. If the landlord does not make the necessary repairs, the tenant also has a right to report the violation to the municipality and request a building inspector to visit the property to assess the deficiencies. The tenant also has a right to file an application with the Residential Tenancies Office seeking an order of repairs as well as either a reduction in rent or to pay rent in trust to the Residential Tenancies Office until the repairs are made.</p>



Forms & Form Letters	Tenant's Request for Repairs Application for Dispute Resolution
X-Reference	Tenant Obligation, section 2-7 of this manual.
Policy Developed	September, 2000
Policy Revised	January, 2002 August, 2021
Other Resources	