

Provincial Housing Responsibilities

Legislation or Regulation	Description
Residential Tenancies Act, 2006	The Residential Tenancies Act outlines landlord responsibilities for providing and maintaining a residential complex, including as it pertains to: capital expenditures; maintenance; vital services; reasonable enjoyment; and prescribes circumstances surrounding entry to a rental unit. It also outline the responsibilities of tenants. The Landlord Tenant Board was created through the Residential Tenancies Act to resolve disputes between landlords and tenants, resolve eviction applications from co-ops, and to provide information to landlords and tenants about their rights and responsibilities.
Rent Increase Guidelines	<p>The provincial government determines annual rent increase guidelines, which are the maximum percentage that a landlord can increase most tenants' rent during a year without the approval of the Landlord and Tenant Board. The guideline is calculated using the Ontario Consumer Price Index, which measures inflation and economic conditions over a year. In 2021, the government legislated a rental freeze, but in 2022, the guideline has been set at 1.2%. This guideline applies to the vast majority of rented units covered under the Residential Tenancies Act.</p> <p>A landlord can apply to the Landlord Tenant Board for approval of a rent increase above the guidelines if their municipal taxes have increased by an extraordinary amount, if they did extraordinary capital expenditures or if their costs for security services increased or if they began providing security services for the first time.</p>
The Ontario Building Code (Building Code Act, 1992)	The Ontario Building Code promotes the safety and accessibility of buildings that are being constructed, renovated or undergoing a change of use. While the Building Code Act is updated by the province, municipalities are responsible for enforce the Building Code Act and Ontario Building Code through its Chief Building Official and Building Inspectors.

Appendix 2: Provincial Housing Responsibilities

Legislation or Regulation	Description
Housing Services Act, 2011	The Housing Services Act provides for community based planning and delivery of housing and homelessness services with provincial oversight. It regulates Ontario's social housing and rent gear to income legislation.
Protecting Tenants and Strengthening Community Housing Act, 2020	The Protecting Tenants and Strengthening Community Housing Act amends the Residential Tenancies Act, 2006, the Housing Services Act, 2011, the Building Code Act, 1992 and repeals the Ontario Mortgage and Housing Corporation Act. The changes to the Residential Tenancies Act, 2006 (RTA) strengthen protections for tenants and help landlords and tenants resolve disputes.