

**Ministry of  
Municipal Affairs  
and Housing**

Housing Policy and Planning  
Division

777 Bay Street, 12 Floor  
Toronto ON M7A 2J3

**Ministère des  
Affaires municipales  
et du Logement**

Division des politiques de logement  
et de la planification

777, rue Bay, 12 étage  
Toronto ON M7A 2J3



April 27, 2026

**MEMORANDUM**

**FROM:** David McLean, Assistant Deputy Minister, Housing Policy and Planning Division

**SUBJECT:** Notice of Changes to the *Residential Tenancies Act, 2006* Coming into Effect

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I am writing to inform you that the Lieutenant Governor in Council has approved an Order to bring into effect some of the amendments to the *Residential Tenancies Act, 2006* (RTA) which were made through the following bills:

- Bill 97, *Helping Homebuyers, Protecting Tenants Act, 2023*, which received Royal Assent on June 8, 2023; and
- Bill 60, *Fighting Delays, Building Faster Act, 2025*, which received Royal Assent on November 27, 2025.

**Changes Coming into Effect on July 1, 2026:**

<b>RTA Section(s) Amended</b>	<b>Description</b>
S. 36.1 S. 241(1)(12.1)	<p>1. Tenants will be explicitly permitted to install window or portable air conditioning units if the landlord does not supply air conditioning, subject to certain conditions (e.g., safe and secure installation).</p> <ul style="list-style-type: none"><li>• In cases where the landlord is obligated under the tenancy agreement to supply electricity to the rental unit, the landlord may charge the tenant a seasonal rent increase, subject to certain rules.</li></ul>
S. 206(1)	<ul style="list-style-type: none"><li>• Use of the Landlord and Tenant Board's (LTB) approved form will be required for rent arrears payment agreements reached between landlords and tenants.</li></ul>
S. 238 (1) and (2)	<ul style="list-style-type: none"><li>• Maximum fines for offences under the RTA will increase from \$50,000 to \$100,000 for an individual and from \$250,000 to \$500,000 for a corporation.</li></ul>

## Changes Coming into Effect on September 21, 2026:

RTA Section(s) Amended	Description
S. 48.1	<ul style="list-style-type: none"><li>Landlords who provide their tenant with at least 120 days' notice to end the tenancy for personal use of the rental unit (instead of the minimum 60 days' notice) will no longer be required to compensate the tenant or to offer the tenant another acceptable rental unit.</li></ul>
S. 53 (2.1)-(2.2) S. 57.1 (1.1)-(4)	<ul style="list-style-type: none"><li>Landlords seeking to end a tenancy due to repairs or renovations must:<ul style="list-style-type: none"><li>Provide written notifications to the tenant regarding the estimated completion date of the renovations, any changes to the estimated completion date, and the final date that the unit is ready for re-occupancy; and</li><li>Provide the tenant a period of at least 60 days to reoccupy the unit following completion of renovations.</li></ul></li><li>Tenants will be able to apply to the LTB for a remedy for "failure to afford a right of first refusal" if their landlord does not provide the required notifications and/or does not give the tenant 60 days to reoccupy the unit.</li><li>The timeline for a tenant to apply to the LTB for a remedy if they are denied their "right of first refusal" will be extended to the later of two years from the date they vacated the unit, or six months after the renovations are completed.</li></ul>
S. 59(1)	<ul style="list-style-type: none"><li>The notice period for evictions due to non-payment of rent for fixed-term or month-to-month tenancies will be shortened from 14 days to 7 days.</li></ul>

Full details of the changes coming into effect are set out in the documents linked below:

- [Schedule 7 of Bill 97](#)
- [Schedule 12 of Bill 60](#)

Please feel free to forward this memo on to other interested stakeholders.

Note that the in-effect date(s) for the remaining changes made to the RTA through Bill 97 and Bill 60 are still to be determined.

Questions regarding the changes and in-effect dates can be sent to Virginia Collins, Manager, Residential and Commercial Tenancies Unit, at [Virginia.Collins@ontario.ca](mailto:Virginia.Collins@ontario.ca).

Sincerely,



David McLean  
Assistant Deputy Minister  
Housing Policy and Planning Division  
Ministry of Municipal Affairs and Housing