

SUBJECT: AIR CONDITIONER RULES FOR RENTAL UNITS

APPLICABLE TO:

- ☒ **MUNICIPAL & PRIVATE NON-PROFITS**
 - ☒ **FEDERAL COMMUNITY HOUSING PROVIDERS**
 - ☒ **RENT SUPPLEMENT**
-

PURPOSE

To inform housing providers of an amendment to the Ontario's Residential Tenancies Act (RTA) under Bill 97, effective July 1, 2026. This amendment allows tenants to install their own window or portable air conditioning (AC) units in rental properties where air conditioning is not provided.

AIR CONDITIONING INSTALLATION RULES FOR TENANTS

Under the RTA, tenants can install their own window or portable floor mounted air conditioner in their rental unit if they meet the following conditions:

- The tenant must notify their landlord in writing before installing any window or portable air conditioner in the rental unit.
- If the rent includes electricity, the tenant must provide the landlord with details about the air conditioning unit's energy efficiency (e.g., manufacturer's specifications) and an estimate of its daily or weekly usage.
- The air conditioner must be installed safely and securely to protect your household and other residents.
- The air conditioner must comply with local property standards and by-laws. If you are unsure of these rules, you can refer to the City of Mississauga, City of Brampton, or Town of Caledon website for information.
- The installation and use of the AC must not cause any damage to the rental unit or any part of the property/residential complex.
- The tenant is responsible for the proper maintenance of the air conditioning unit.
- Once the above conditions are met, a window or portable air conditioner can be installed.

FEES AND RENT ADJUSTMENTS

- If the lease agreement includes a seasonal air conditioning fee, that charge remains payable according to the terms of the lease.

- When electricity is included in the rent, the landlord may increase a household's rent during the months the air conditioner is installed or in use. This rent increase does not require 90-day notice.
- The tenant is responsible for obtaining renters insurance. The policy should include liability coverage to protect against any damage to the unit and property.

It is important to note that these rules apply to all AC units installed before July 1, 2026. The requirement to notify your landlord in writing and provide details about electricity usage does not apply to units installed prior to this date.

AIR CONDITIONING RULES AND GUIDELINES FOR LANDLORDS

- It is recommended that the landlord engage a qualified contractor to install and/or inspect air conditioning units to ensure proper installation.
- The landlord is responsible for all costs associated with using a contractor to install or inspect an air conditioning unit. These expenses cannot be charged back to the tenant.
- The landlord may issue a 24-hour notice to enter the rental unit to inspect the AC installation and safety.
- The landlord reserves the right to remove any air conditioner that causes damage and/or is incorrectly installed.
- The landlord must verify that the air conditioner(s) does not surpass the electrical capacity of the rental unit.
- If electricity is included in the rent and the lease agreement does not prohibit air conditioning surcharges, the landlord may implement a seasonal rent increase.
- The rent must be reduced by the exact same amount when the air conditioner is removed or is no longer in use.
- If the lease agreement permits the tenant to install a window or portable air conditioner without increasing the rent, the landlord can only increase the rent by the actual cost of running the AC. A seasonal rent increase cannot be applied.

The landlord may develop and implement internal policies and procedures that take into account applicable legislative requirements.

ORIGINAL DATE:	August 4, 2026
LAST REVIEW DATE:	August 21, 2026