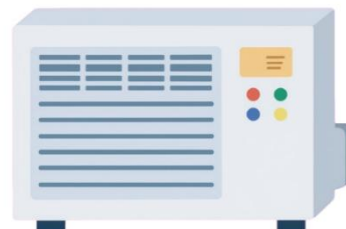
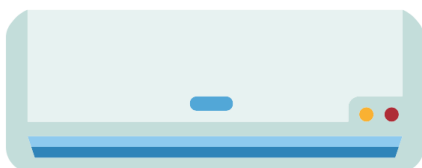
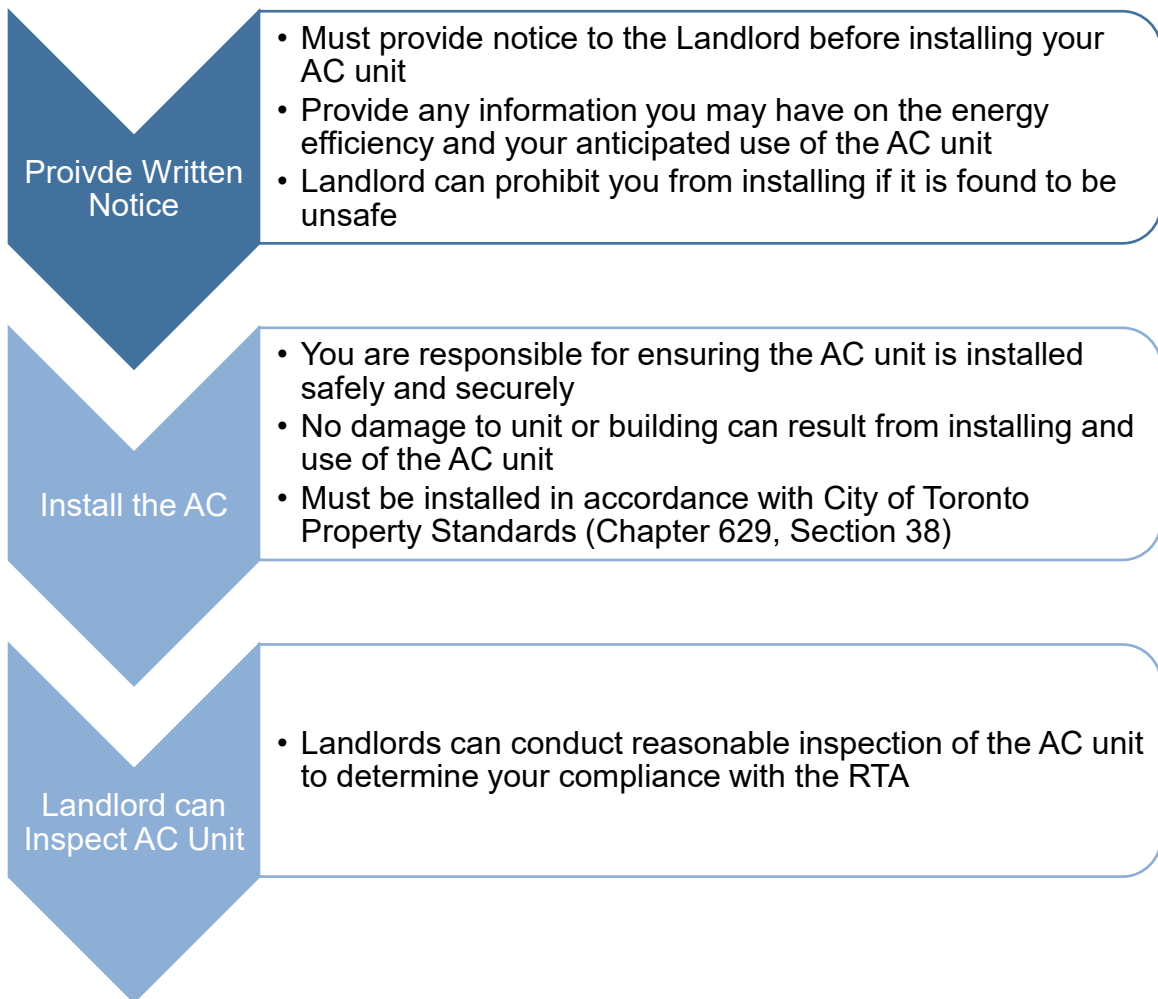


Air Conditioner Rules

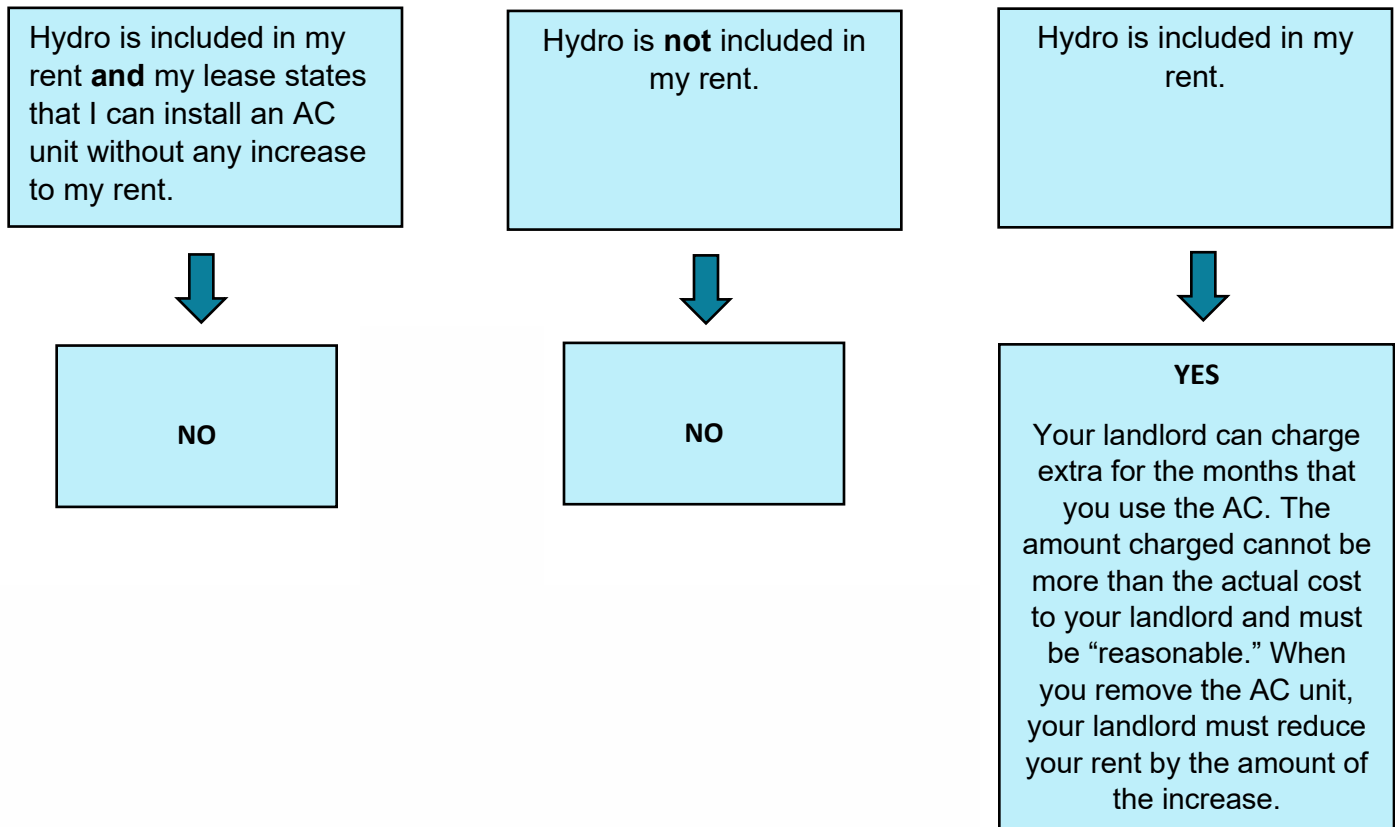
This information sheet was created by Don Valley Community Legal Services
Updates come into effect July 1, 2026

Can I have an air conditioner (AC) in my unit?



Can my landlord charge me extra for using an AC unit?

Check your lease again! Check for which of your utilities are included in your rent, and whether there are any additional terms regarding AC.



Can I be evicted for having an AC unit?

You cannot be evicted just for having an AC unit unless it is causing damage to the property, interfering with others, poses a safety hazard, or is explicitly banned in your lease agreement. If your landlord wants you to remove the AC or evict you for installing it, they must follow the proper Landlord and Tenant Board (LTB) process, including giving you proper notice and making an application to the LTB.

More Information

The Government of Ontario issued a memorandum providing notice that amendments to the *Residential Tenancies Act, 2006* which were made through Bill 97, *Helping Homebuyers, Protecting Tenants Act, 2023* will come into effect on July 1, 2026. The amendments will prescribe the following for tenants and landlords:

- Explicitly allow all tenants to install window or portable air conditioning units in cases where the landlord does not supply air conditioning, subject to certain exceptions and conditions, such as the appliance is installed safely and securely.
- In certain circumstances, where the landlord is obligated to supply electricity to the rental unit under the tenancy agreement, the landlord may increase the rent charged to the tenant, subject to the tenancy agreement providing otherwise.
- Through the changes to the *Residential Tenancies Act, 2006*, the rules are set out to require rent decreases if a tenant seasonally ceases to use an air conditioner or removes it.