

Landlord Connect

February 2018

Upcoming releases: Videos, Best Practice Resource Sheets and Checklists

In March, Landlord Connect will launch a series of new resources for our Landlord Connect members, as well as for newer landlords and property owners who are considering entering the residential rental business. These will include our online video trainings with tips and tricks from real, successful landlords, our meticulously researched Best Practice resource sheets, and our Checklist Series that simplify and streamline landlords' ability to adhere to rental housing laws.

Landlords want to ban Marijuana smoking in rental units

With the upcoming legalization of marijuana, some landlords are pushing for the right to ban marijuana smoking in their rental units.

The Province is planning to ban recreational pot smoking from anywhere other than a private residence, and some landlords fear this will result in more problems for them, such as increased complaints about marijuana smoke.

Currently, landlords can prohibit smoking in the unit by writing it into the lease. However, changes cannot be made to an already existing lease until the lease runs out, leaving some landlords to push for the ability to immediately ban smoking in their units.

<https://www.ctvnews.ca/business/ontario-landlords-call-for-right-to-immediately-ban-pot-in-rentals-despite-tenant-laws-1.3770397>

Rent Increase Guideline 2018

According to the Rent Increase Guideline, you can raise your tenants' rent by up to 1.8% in 2018. However, increases can only occur every 12 months. For example, if you raised a tenant's rent on August 1, 2017, you need to wait until August 1st 2018 year to implement this year's increase. You must also communicate – in writing – the increase to tenants 90 days ahead of time.

Please note that you cannot apply rent increases retroactively. If you didn't know you were entitled to increase the rent in 2016, for example, you cannot try to implement the 2016 increase this year. Once the calendar year is over, your ability to raise the rent for that year has passed.

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In the case of vacant units, you can set the rent at any price. If you're not sure how to determine the rent for a unit, follow these steps:

1. Determine your costs of the rental unit, considering general maintenance, utilities, property taxes, insurance and emergency funds
2. Research similar rentals in the same area to get an idea of going rental rates
3. Consult our Rental Unit Affordability tip sheet by [clicking here](#)

The annual rent increase guideline is calculated using the [Ontario Consumer Price Index](#), which is a tool used by Stats Canada to measure inflation and other economic conditions over a year. The data from June to May is used to calculate the guideline for the following year.

If you want to raise the rent more than the set guideline, you need to apply for an Above Guideline Increase (AGI), [click here for eligibility and application information](#).

Cold Alerts

Did you know that the City issues Extreme Cold Alerts when the temperature dips below -15 degrees (or -20 with the wind chill)? You can find out if an alert has been issued by [visiting here](#) or by looking for the Cold Alert indicator at the top left hand corner of

www.landlordconnect.ca.

When extreme weather alerts are issued, the City recommends checking in on friends and family, especially those that have pre-existing medical conditions, the very young, the elderly, those that work outside, and people who are marginally housed and homeless.

Post Your Vacancies on Landlord Connect!

As a member of Landlord Connect, you can post your rental units on our website at no cost. Visit www.landlordconnect.ca to login and manage your postings, or call the program facilitator at 647-258-9981 for assistance. Know another landlord? Tell them about Landlord Connect.