

Landlord Connect

January 2018

Changes to the Residential Tenancies Act

There are [changes to the Residential Tenancies Act](#) that took effect beginning January 1st of this year. Two of these further restrict landlords and two increase landlord powers to evict tenants:

1. Landlords can no longer cite utility increases to apply to the Landlord and Tenant Board for Above Guideline Increases (AGIs) to raise the rent.
2. Tenants can now pursue compensation for moving costs, higher rent and other associated costs if they must move out for renovations and the landlord will not allow them to move back into the unit once renovations are completed.
3. There are two amendments that may help landlords evict for unit damage. First, if your tenant was ordered by the Landlord and Tenant Board mediation to pay for unit damage they caused you can apply to evict them and get the money back. The LTB form L4: Application to End a Tenancy – Tenant Failed to Meet Conditions of a Settlement or Order will be available on the LTB website in February 2018. This only applies to orders made beginning January 2018.
4. As well, you can send a second non-voidable notice for N5: Notice to End your Tenancy for Interfering with Others, Damage or Overcrowding 7 days to 6 months after sending the first one, whether or not your tenant voided the first one (tenants can void the first notice by either correcting the offending behavior or paying for damages within 7 days of receiving the first notice).

Additionally, supportive housing is no longer protected under the RTA. To see the complete definition of supportive housing, please go to section 5.1 of the [RTA](#).

Tax season is upon us: what you need to know

With tax season quickly approaching is some important information to consider:

1. When filling out your tax return, you must declare rent collected as income. For complete information, [please click here](#).
2. You can claim capital expenses against the rental income you declare. To determine whether an expense is a current or capital once, [please click here](#).

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3. You are required to provide rent receipts to your tenants upon request, up until 12 months after the tenancy has ended. Rent receipts should include:
 - Address of the rental unit
 - Landlord's name
 - Tenant's name
 - Amount and date of payment
 - Reason for the payment (eg. monthly rent, last month's deposit)
 - The landlord's or the landlord's authorized agent's signature

Renovations on the horizon?

Thinking of doing renovations on your properties this year? Depending on the extent of your renovations, you may require a permit from the City. [Click here](#) to see when a permit is needed. If you will have to apply for a permit, first draft up drawings and specifications of your intended renovation, including any relevant floor plans, HVAC/plumbing details, electrical specifications, emergency lighting and fire alarm plans and sprinkler and other fire safety systems. Consider hiring a designer and contractor to help you plan your renovations and draw up these specifications. You may also want to consider getting insurance to protect your construction investment.

[Click here](#) to see if your renovation meets eligibility requirements for applying for an Above Guideline Increase (AGI).

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.