

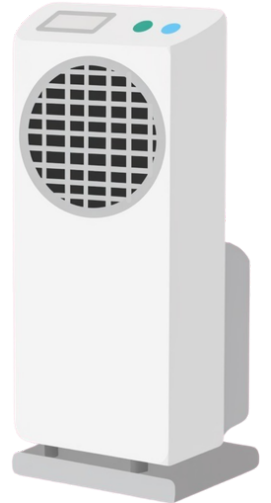
AIR CONDITIONING RULES

Your landlord does not have to provide air conditioning, as it's not considered a "vital service." However, air conditioning may be included in your rental agreement at an additional fee.

If your landlord does not provide air conditioning, you may be able to install your own window or portable air conditioner. However, you must follow the rules under the Residential Tenancies Act (RTA). If you install an air conditioner on or after July 1, 2026, you must tell your landlord in writing **before** installing the air conditioner.

If your landlord provides electricity as part of your rent, you must also provide your landlord with:

- information about the unit's energy efficiency
- the months or times of year you expect to use it, such as June to August



Rules for All Tenant-Installed Air Conditioners

These rules apply on air conditioning units installed before or after July 1, 2026.

You must:

- tell your landlord in writing when you remove the air conditioner or stop using it
- make sure the air conditioner complies with all applicable laws and local by-laws
- make sure the air conditioner is safe and securely installed
- make sure the air conditioner does not cause damage to your rental unit or other units in the building

Landlord Inspections

Your landlord can enter your rental unit to carry out a reasonable inspection of the air conditioner. The landlord must generally give you at least 24 hours' written notice before entering.

Seasonal Rent for Air Conditioning

If you install an air conditioner on or after July 1, 2026, your landlord may charge an additional seasonal rent to cover the actual or estimated cost of electricity used by the unit.

This seasonal rent can only be charged when:

- electricity is included in your rent
- your lease does not say that the rent cannot be increased because of an air conditioner

If you remove the air conditioner or stop using it, you must notify your landlord in writing. Your landlord must then reduce the seasonal rent to reflect that the air conditioner is no longer being used. For example, the seasonal rent should be reduced when you stop using the air conditioner at the end of the summer.

Get free legal advice to see if your unit is covered under the Residential Tenancies Act and how to enforce your rights by contacting us: