

Landlord and Tenant Act Issues

Announcer: And now the Cohen Highley legal moment on FM96. I'm here with Joe Hoffer, a partner at Cohen Highley lawyers. So landlords need to be conscious of a Tenancy Act?

Joe Hoffer: Right. The *Residential Tenancies Act* of Ontario favours tenants, not landlords. Understanding this helps reduce the chances of legally related tenant problems.

Announcer: Give me an example.

Joe Hoffer: Sure. Many landlords are unaware that even mutually agreed to and signed arrangements with tenants can't override the *Residential Tenancies Act*. So imagine a landlord reduces a tenant's monthly rent by forty dollars if the tenant agrees to shovel the building's sidewalk. But when it starts snowing, the tenant doesn't shovel.

Announcer: Not good.

Joe Hoffer: No. The reality is the landlords can't contract out of the legislation requiring a tenant to maintain the rental property. Tenants can't be forced to honour their end of the bargain.

Announcer: And now the landlord can't readjust the rent back to the higher amount either?

Joe Hoffer: Exactly.

Announcer: Understanding the Tenancy Act seems vital.

Joe Hoffer: Absolutely.

Announcer: Thanks, Joe. This has been the Cohen Highley legal moment. For more information head to cohenhighley.com

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Singers:

Cohen Highley, we're listening