

# RTA changes under Bill 60 and Bill 97: What ONPHA members need to know

*Last updated: April 30, 2026*

The Province of Ontario is introducing several amendments to the *Residential Tenancies Act (RTA)* through [Bill 60 - Fighting Delays, Building Faster Act, 2025](#), alongside earlier changes from [Bill 97 – Helping Homebuyers, Protecting Tenants, 2023](#).

These updates are intended to reduce delays at the Landlord and Tenant Board (LTB) and clarify rules affecting both landlords and tenants.

Below is a summary of key changes and what they mean for your organization.

## **Air Conditioner Use (Bill 97)**

**In force: July 1, 2026**

Tenants will be permitted to install window or portable air conditioning units where you do not provide A/C, subject to conditions such as safe and secure installation.

- You may charge a **seasonal rent increase** if you supply electricity
- Charges must not exceed actual or reasonably estimated electricity costs
- Any surcharge must be removed when the A/C unit is no longer in use

### **What this means for community housing providers:**

If you operate older buildings without A/C, you may see increased tenant demand for in-unit cooling.

ONPHA is seeking further clarity from the province on what constitutes “safe and secure” installation, and how responsibilities and costs should be managed in practice.



## Requests to Review LTB Decisions

**In force date: July 1, 2026**

Changes to review timelines:

- Requests must be submitted within **15 days (previously 30 days)**
- The LTB retains discretion to extend timelines where appropriate

### **What this means for community housing providers:**

Limited operational impact is expected, though shorter timelines may require quicker internal responses when seeking reviews.

## Non-Payment of Rent Timelines

**In force: September 21, 2026**

The timeline for tenants to pay overdue rent after receiving an N4 notice will be shortened:

- From **14 days to 7 days** before you can file an eviction application with the LTB

### **What this means for community housing providers:**

This change may allow you to move more quickly on arrears cases.

## Landlord Own-Use Eviction Compensation

**In force: September 21, 2026**

Changes to N12 (own-use) evictions:

- If the termination date is **at least 120 days after notice is given**, compensation is no longer required

### **What this means for community housing providers:**

This change is unlikely to affect your organization, unless you use own-use evictions.



## Unpaid Rent Hearings

**In force date: Not yet announced**

New requirements for tenants raising landlord-related issues (e.g., maintenance concerns) during eviction hearings for non-payment of rent:

- Tenants must first **pay 50% of rent owing** before these issues can be considered

### **What this means for community housing providers:**

This may help streamline hearings and reduce delays caused by unrelated claims. The province is expected to consult further on implementation details, including timelines for payment.

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## Key Takeaways

- Several changes are designed to **speed up LTB processes**
- The most immediate impacts for ONPHA members will be:
  - A/C installation rules (July 2026)
  - Shortened non-payment timelines (September 2026)
- Some provisions are **pending further consultation**, and details may evolve

These regulatory changes will also affect LTB forms and procedures. Housing providers should watch for further updates from both the LTB and ONPHA as the amendments come into force.

ONPHA will continue to monitor implementation and advocate for clear, practical guidance to support members' operations.