

Standards of Health, Safety, or Housing

The Residential Tenancies Act:

- Requires that the landlord keep the premises in a good state of repair and fit for habitation during the tenancy and shall comply with any statutory enactment or law respecting standards of health, safety or housing.

Reference:

Residential Tenancies Act: Section 9(1)

Details:

Tenants may file an Application to the Director seeking repairs or termination of tenancy due to a breach of a statutory condition. An application may also seek compensation for the breach.

Where tenants attempt to show that a landlord is in breach of a statutory enactment regarding health, safety or housing, the tenant must:

- Show evidence of the standard;
- Show evidence that the standard has been breached.

Where possible, expert evidence is preferred. Expert evidence can involve an inspection report authored by a municipal official.

Where expert evidence is not available, a lesser onus will be placed on the tenant commensurate with available evidence or testimony.

Procedure:

Not applicable.