

FACTSHEET

Residential Tenancies Act Amendments: Bill 60 & Bill 97

June 30th, 2026

25TH
ANNIVERSARY



Advocacy Centre
for Tenants Ontario

Tenant Duty
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Residential Tenancies Act amendments under Bill 60 and Bill 97 set to take effect: **July 1 & Sept 21, 2026.**

Bill 60 Amendments

Effective July 1st 2026

Request-to-Review Timeline Shortened: The deadline to file a Request-to-Review a Landlord and Tenant Board (LTB) decision will be reduced from 30 days to **15 days**.

Notice to End Tenancy Form: When a landlord or tenant wants to end a tenancy, they must use the official Notice to End Tenancy form approved by the LTB, unless the Act states otherwise.

Effective September 21st 2026

Notice to End Tenancy: Landlords who give at least **120 days' notice** to end a tenancy for their own use no longer have to provide the tenant with one month rent compensation or offer them an alternative unit.

Tenants Facing Eviction for Non-Payment of Rent: Tenants facing eviction for non-payment of rent will now receive an N4 with **7 days' notice** (formerly 14 days) to repay any arrears to stop the eviction.

Bill 97 Amendments

Effective July 1st 2026

Air Conditioner Installation: Tenants have the right to install an air conditioner (AC) under the following conditions:

- Tenant must notify the landlord in writing about the installation.
- If electricity is included in the rent, the notice must include anticipated electricity usage.
- The air conditioner must be installed safely and securely.
- The air conditioner must not cause damage to the unit or complex.
- The air conditioner must comply with municipal by-laws.

A landlord may prohibit the installation of an AC under certain circumstances.

Post-AC Installation:

- Where electricity **is included** in the rent, a landlord may increase the rent after an air conditioner is installed unless the lease states otherwise.
- The landlord can only increase the rent by the actual cost of the extra electricity used, or by a reasonable estimate provided by the tenant. The landlord cannot charge more than that amount. The rent will decrease once the AC is removed.
- A landlord may enter the unit with proper notice to inspect the air conditioner.
- A rent increase after installation of an AC is exempted from the 90 day notice, rent increase guidelines and the 12 month limitation.

Increase of Fines for Offences Under the Act:

- A landlord found guilty of an offence under the RTA can be fined up to **\$100,000**. A corporation found guilty of an offence under the RTA, can be fined up to **\$500,000**.

Bill 97 Amendments

Effective September 21st 2026

Tenants Returning To A Unit Post-Renovations: Once a tenant tells their landlord, in writing, that they want to move back into their unit after repairs or renovations are finished, the landlord must provide the tenant with a written estimate of when the unit will be ready to live in.

- If the move-in date changes, the landlord must notify the tenant in writing and provide a new estimated move-in date.
- When the unit is ready for occupancy, the landlord must notify the tenant in writing.
- Once the unit is ready for occupancy, the landlord must give the tenant **at least 60 days** to occupy the unit.

Deemed Bad Faith: A landlord that doesn't comply with all these conditions will be deemed to have failed to provide the tenant with their right of first refusal.

Tenants Filing A Bad-Faith Eviction Claim: A tenant can make a bad-faith eviction (T5) claim up to the latter of: two years after moving out of the unit, or up to six months after the repairs/renovations are completed.

Resolving Eviction Cases by Agreement: Where a landlord files an eviction application, any agreement reached between the landlord and tenant outside of the Board must use the Board-approved form.