

Rules about air conditioners

	Landlord owns the air conditioner	Tenant owns the air conditioner
Can a landlord ban the use of air conditioners?	No. You have the right to install air conditioners if you follow all the legal rules. You can do this even if your lease says that you cannot have an air conditioner or if the landlord says no. You should find out if there's a ban on certain types of air conditioners in your town, city, or your building, as well as other laws. For example, condominiums may have rules that ban certain air conditioners.	
Who is responsible for maintaining the air conditioner?	The landlord.	The tenant.
What if the lease does not mention air conditioners?	The landlord can ask you to agree to a rent increase if they add an air conditioner, even if electricity is included. But you do not have to sign this agreement.	You can install an air conditioner, if you: • tell the landlord in writing before installation • give the landlord energy efficiency and intended usage information • install the air conditioner safely and securely • follow municipal property standards by-law and other laws, if any • do not damage the unit or building • allow reasonable inspection by your landlord

Read more in **What are the rules about air conditioners?**

stepstojustice.ca/airconrules

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Can a landlord charge extra rent to run an air conditioner?	Yes. But only if: • electricity is included in the rent, and • you and your landlord agreed to add the air conditioning service. The extra rent must be based on: • the actual cost to the landlord, or • a “reasonable amount” if the landlord cannot easily show how much it costs to run the air conditioner.	Yes. But only if: • electricity is included in the rent, • the lease does not say that a rent increase for air conditioning is not allowed, and • the air conditioner is installed on or after July 1, 2026. The extra rent is called seasonal rent. Seasonal rent must be: • no more than the actual cost of the electricity used for the air conditioner, or • a reasonable estimate of the cost if the landlord cannot easily show how much it costs to run the air conditioner.
Can a landlord remove an air conditioner?	Yes. But if the landlord does not replace it, this can be considered a reduced or discontinued a service or facility. You can file a Form T3: Tenant Application for a Rent Reduction with the Landlord and Tenant Board (LTB) to have your rent reduced.	Yes. But only if: • they have an order from a court or the LTB that says they can, or • you say it’s okay.

You can find more information about housing law at stepstojustice.ca. This is general legal information for people in Ontario, Canada. It’s not intended to be used as legal advice.

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