# Ontario Landlord Guide: Air Conditioner Rules (Effective July 1, 2026)

## What Changed?

As of July 1, 2026, tenants generally have the right to install a window or portable air conditioner where the landlord does not provide air conditioning, provided they comply with the Residential Tenancies Act requirements.

## Tenant Requirements

Before installing an air conditioner, tenants should notify the landlord in writing, provide available energy-efficiency and expected usage information where electricity is included in the rent, ensure the unit is installed safely, complies with applicable laws and by-laws, is properly maintained, and does not damage the property.

## Can Landlords Charge More Rent?

A seasonal rent increase may be permitted where the landlord pays for electricity, the tenant installs the air conditioner on or after July 1, 2026, and the tenancy agreement does not already prohibit an additional charge.

## Amount That May Be Charged

The increase must reflect the actual additional electricity cost or a reasonable estimate. Arbitrary flat fees are not permitted.

## Seasonal Reduction

If the tenant removes or stops using the air conditioner for the season, the seasonal increase should also end. It may be reinstated when seasonal use resumes.

## Inspections

Landlords may inspect the installation after providing proper notice of entry to ensure compliance and safety.

## Best Practices

Request written notice, document energy information, inspect installations, document any damage, calculate charges based on electricity costs only, remove seasonal charges when the unit is no longer used, and update lease forms to include an air conditioner notification process.

## Common Mistakes

Do not charge arbitrary air conditioner fees, prohibit compliant installations without legal grounds, or continue seasonal charges after the air conditioner is no longer in use.

## Disclaimer

This guide is a general summary and is not legal advice. Refer to the Residential Tenancies Act, 2006 and the Landlord and Tenant Board guidance for the governing requirements.