



## Residential Tenancies Program

### Policy and Procedure Guide

**Policy Number:** 04-001  
**Subject:** Landlord's Request for Repairs  
**Chapter:** Repairs

<b>Legislation</b>	s. 10(2), 20, 21, 22
<b>Definitions</b>	<p><b>Repair:</b> repair means to fix or replace</p> <p><b>Material Breach of a Rental Agreement:</b> includes an activity, work, project or thing that affects the integrity or value of a tenant's residential premises or other residential premises in the residential complex in which the tenant's premises are located.</p>
<b>Purpose</b>	The purpose of this policy is to outline the remedies available to a landlord when a tenant causes damage to a rental premises.
<b>Policy</b>	<p><b>Repairs:</b> A landlord who requires a tenant to repair damages to the rental unit, may give the tenant a written request to make the necessary repairs within 3 days (or a reasonable time given the circumstances).</p> <p>If a tenant fails to make the necessary repairs within the required time, the landlord may give the tenant notice that the tenancy is terminated and that the tenant is required to vacate the rental unit not less than 5 days after the notice has been served.</p> <p><b>Premises Uninhabitable:</b> If a landlord believes the action (or inaction) of the tenant has resulted in the unit contravening health or safety standards, the landlord should be referred to the proper authority. (ie. Municipal building inspector or department of health). If the unit is declared uninhabitable by a regulatory authority, the landlord may give notice to the tenant that the rental agreement is terminated and the tenant is required to vacate the rental premises immediately.</p> <p><b>Material Breach:</b> If a tenant commits a material breach of a rental agreement, the landlord may give the tenant written notice of the breach, and if the tenant fails to remedy the breach within a reasonable time after the notice has been served the landlord may give the tenant written notice of not less than one month before the end of a rental period to terminate the rental agreement where the agreement is:</p> <ul style="list-style-type: none"><li>• monthly</li><li>• for a fixed term</li></ul>



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	<ul style="list-style-type: none"><li>mobile home</li></ul> <p>If premises are rented from week, the notice required is not less than one week before the end of the rental period.</p>
<b>Procedure Overview</b>	N/A
<b>Forms &amp; Form Letters</b>	Landlord's Request for Repairs Landlord's Notice of Termination Early - Cause
<b>X-Reference</b>	N/A
<b>Policy Developed</b>	September, 2000
<b>Policy Revised</b>	January, 2002 August, 2021
<b>Other Resources</b>	