

# ENTRY TO THE UNIT BY THE LANDLORD



TENANTS HAVE A REASONABLE RIGHT TO PRIVACY, HENCE THE NEED TO REGULATE HOW AND WHEN A LANDLORD CAN ENTER THE RENTAL UNIT.

## ENTRY WITH NOTICE

- A tenant must be given a minimum of 24 hours' notice prior to the landlord's entry.
- The landlord must provide a notice of entry that indicates the date, time and reasonable purpose for the entry, such as:
  - To carry out a repair or replacement or do work in the rental unit.
  - To allow a potential mortgagee or insurer of the residential complex to view the rental unit.
  - To carry out an inspection of the rental unit, if it is reasonable to carry out the inspection or if the inspection is to determine if the unit is in a good state and fit for living (complying with health, safety, housing and maintenance standards)
- The time of the entry must be between the hours of 8am and 8pm.

## ENTRY WITHOUT NOTICE

- In emergency situations (for example, a flood, a burst pipe, a fire).
- With the tenant's consent at the time of the entry.
- To carry out housekeeping duties, if provided for in the tenancy agreement.
- To show the unit to prospective tenants, if parties have agreed to end tenancy or a notice of termination has been given. Still, the landlord should make reasonable effort to inform the tenant of the intention to enter the unit and the entry must take place between 8am to 8pm.

Get **free** legal advice to see if your unit is covered under the RTA and how to enforce your right by contacting:



450 Frederick St. #101, Kitchener ON N2H 2P5

Phone: 519-743-0254 or Online Contact Form found at: [www.wrcls.ca](http://www.wrcls.ca)

