

A photograph of a Black man in a grey suit, white shirt, and patterned tie, smiling warmly. He is standing in front of a modern building with large windows and glass doors.

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OUR SERVICES :

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- ▶ Landlord and Tenant
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TOP 10 TIPS FOR LANDLORDS:

Simple tips to assist you while being a Landlord.

1. Screen tenants.

In selecting prospective tenants, landlords may use, in the manner prescribed in the regulations made under the Human Rights Code, income information, credit checks, credit references, rental history, guarantees, or other similar business practices as prescribed in those regulations.

2. Get it in writing.

Use a written agreement to determine the relationship between landlord and tenant -- including methods used to handle tenant complaints, repair problems and vital services.

3. Make repairs.

Investigate and make repairs when requested. If the property is not kept in good repair or repaired when requested a tenant may file an application at the Landlord and Tenant Board for rent abatement.

4. Pets.

A provision in a tenancy agreement prohibiting the presence of animals in or about the residential complex is void. However if the pet is causing damage to the unit an order to terminate the tenancy terminated may be granted from the Landlord and Tenant Board.

5. Changing Locks.

A landlord should not change the locking system on a door giving entry to a rental unit or residential complex or cause the locking system to be changed during the tenant's occupancy of the rental unit without giving the tenant replacement keys.

6. Increasing the Rent.

Before increasing the rent, be sure to check the rent increase guidelines for the applicable year.

7. Provide notice before entering.

Provide written notice to your tenants when you plan to enter their rental unit, at least 24 hours or the minimum amount as required by law.

8. Property managers.

If a property manager is hired, the property manager should be aware of the laws that govern the Landlord and Tenant relationship, and should know when to advise the landlord to retain legal repre-

-sentation to handle legal disputes between landlord and tenant.

9. Resolve disputes.

If you have a dispute with a tenant over repairs, access to the rental unit, rent, deposits, or noise seek consultation from a paralegal to see if the problem can be resolved. Your representative may advise that a Landlord and Tenant Board application is required to resolve the matter.

10. Obtain Representation.

Attempting to tackle a Landlord Tenant Board application on your own may end up negatively impacting the outcome of your matter and one small error could result in an action dismissed or worse you may be denied the opportunity to review, a costly mistake which may result in a denied appeal process which the expense of a lawyer is required.

Need Representation? Let our firm develop your strategy and if you have any questions along the way, remember that our firm is here to offer you expert legal advice for your matter.

Disclaimer — Legal information is not legal advice

The material provided in this document is for information purposes only. These materials constitute general information relating to areas of law familiar to our firm paralegals. They do NOT constitute legal advice or other professional advice of any kind and you may not rely on the contents of this document as such. If you require legal advice, you should retain a legal representative to advise you. If you would like to retain our firm, please contact one of our paralegals, who will be pleased to discuss whether our firm can assist you. A paralegal-client relationship will arise between you and our firm only if we specifically agree to act for you, and not before or otherwise.

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