

Toronto rental maintenance calendar

Print this and pin it to the maintenance file. Dates are for Toronto rental buildings where the landlord supplies heat and, where applicable, air conditioning.

Checked 2026-10-03

Roundhouse Maintenance Group, <https://roundhousegroup.ca/resources/ontario-rental-maintenance-calendar/>

September

- Heat is a vital service from September 1 under O. Reg. 516/06, at 20 C. Toronto's 21 C minimum starts October 1.
 - Confirm heating equipment has been serviced ahead of the October 1 deadline.
 - Order any furnace or boiler parts on back order before the season starts.
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October

- Heating season begins October 1. Toronto requires at least 21 degrees Celsius, measured 1.5 metres above the floor, in all areas of a unit where the landlord supplies the heat, through May 15 (Chapter 497, section 497-2.1 A).
 - Confirm thermostats and any building wide heating controls are set for the season.
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November

- Check eavestroughs and downspouts are clear before freezing weather.
 - Inspect exterior taps and any exposed pipe runs for freeze risk.
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December and January

- Respond to no heat calls as a priority during the coldest months.
- Check common area doors and weatherstripping for drafts.

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February

- Mid winter check on any building with a known freeze risk area.

March

- Begin scheduling air conditioning and heat pump service ahead of the June 1 season.

April

- Test sump pumps and backwater valves before spring rain.
- Check window wells and grading around the building.

May

- Toronto's 21 C minimum ends May 15. Heat stays a vital service under O. Reg. 516/06 until June 15, at 20 C.

June

- Cooling season begins June 1. Where air conditioning is installed, the unit must not exceed 26 degrees Celsius through September 30 (section 497-2.2).
- A RentSafeTO apartment building that does not cool every unit keeps at least one existing indoor amenity space at 26 C or less over the same months, unless only construction could achieve it (section 497-2.3).

July and August

- Respond to no cooling calls as a priority during the hottest months.
- Check exterior grounds and irrigation.

Year round, every unit

- Smoke and carbon monoxide alarms tested at each tenancy change and at least once a year.
- Vacant units checked on a schedule between tenancies, especially over winter.

See HVAC, heating and cooling and vacant unit winter checklist.

Sources

City of Toronto By-law 1511-2025, Chapter 497, Indoor Temperature Standards, sections 497-2.1 A, 497-2.2 and 497-2.3, in force June 1, 2026 <https://www.toronto.ca/legdocs/bylaws/2025/law1511.pdf>

O. Reg. 516/06 under the Residential Tenancies Act, section 4, heat as a vital service <https://www.ontario.ca/laws/regulation/060516>

O. Reg. 213/07, Fire Code, made under the Fire Protection and Prevention Act, 1997 <https://www.ontario.ca/laws/regulation/070213>