

RIGHT TO CHANGE LOCKS AFTER 16 DAYS - This suggestion is the key to restoring confidence in the rental system and bringing the LTB back to acceptable service levels.

Give residential landlords the right to change the locks after a 16 day grace period (and to hire a private Bailiff if necessary to gently escort the tenant out) if full rent has not been received [same as commercial landlords] without needing LTB involvement/approval for eviction and without needing to give last month's rent to the Tenant (as landlord needs the remainder of the month to find another tenant and restore the unit)]. Given that the Landlord holds the last month's rent, if they can find another tenant within the remaining 14 days, they will not lose any rent, making Landlords more willing and quicker to rent to higher risk Tenants such as those with poor credit ratings or those on social assistance (i.e. Ontario Works).

Change the following in the RTA (Residential Tenancies Act, 2006):

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"24. A landlord shall not alter the locking system on a door giving entry to a rental unit or residential complex or cause the locking system to be altered during the tenant's occupancy of the rental unit without giving the tenant replacement keys. 2006, c. 17, s. 24."

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"24 If a tenant fails to pay full rent for longer than 16 days after the rent was due, a landlord may "re-enter" the premises, change the locks, prevent the tenant from using the premises any longer, and rent the unit to another tenant after allowing tenants to have up to 5 consecutive hours within the following 7 days to access the rental unit to remove their property (and if not done so, the landlord can seize and sell the tenant's property or dispose of it). A landlord may hire a private bailiff to carry out an eviction. Bailiffs are governed by the [Bailiffs Act](#) and are licensed by the [Ministry of Government and Consumer Services \(MGCS\)](#). 2006, c. 17, s. 24." In this case, Landlord may keep the last month's rent with interest.

OTHER SUGGESTIONS:

LANDLORD MUST GIVE NOTICE TO CHANGE LOCKS - A Landlord must give the Tenant notice, with notice date, on both the door and via email that locks will be changed in 17 days if full rent has not been received within 16 days of the notice date. Note: this does not mean that a Landlord cannot be sympathetic to a tenant's current situation and give them more time to pay (which may be in the landlord's best interest to avoid the need to find a new tenant) but they would not be obligated to do so.

DISAGREEMENT THAT RENT WAS PAID - If the landlord and tenant disagree that rent was paid up in full within 16 days of the notice date, the landlord must wait for the following verification process to be completed before changing the locks. [Click here for details.](#)

DAMAGES - Next to non-payment of rent, damages beyond normal wear and tear that are the fault of the tenant and/or their guests is the landlord's next biggest concern. Similar legislation as suggested for non-payment of rent is needed to easily and quickly remove tenants that cause significant damages to the landlord's property (or even common areas of a condo for which the landlord will be charged to repair)