

Communication Update

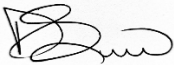
To: Mayor and Members of City Council

Committee Date: June 11, 2026

Subject/Report No.: Amendments to the *Residential Tenancies Act, 2006* through Bill 97, *Helping Homebuyers, Protecting Tenants Act, 2023* and Revised Timeline for Report on the Development of an Adequate Temperature By-law (City Wide)

Ward(s) Affected: City Wide

Submitted By: Dan Smith
Director
Licensing and Bylaw Services
Planning and Economic Development Department

Signature: 

The purpose of this Communication Update is to advise Council.

Summary

This Communication Update provides Council with an update on the forthcoming proclamation of amendments to the *Residential Tenancies Act, 2006* which were made through Bill 97, *Helping Homebuyers, Protecting Tenants Act, 2023* that explicitly permits tenants to install window or portable air conditioning units, effective July 1, 2026. Further, to advise the Mayor and Members of Council of a revised timeline on the development of an Adequate Temperature By-law to review and assess impacts of the legislation and to undertake consultation with Legal Services.

Background

In September 2025, staff in Licensing and By-law Services committed to undertaking broad consultation to develop an Adequate Temperature By-law, including implementation considerations and potential resource requirements and to report back to Planning Committee in Q2, 2026. Staff have since undertaken substantial work on the development of the Adequate Temperature By-law and report.

Details

On April 27, 2026, the Government of Ontario issued a memorandum providing notice that amendments to the *Residential Tenancies Act, 2006* which were made through Bill 97, *Helping Homebuyers, Protecting Tenants Act, 2023* will come into effect on July 1, 2026. The amendments will prescribe the following for tenants and landlords:

- Explicitly allow all tenants to install window or portable air conditioning units in cases where the landlord does not supply air conditioning, subject to certain exceptions and conditions, such as the appliance is installed safely and securely.
- In certain circumstances, where the landlord is obligated to supply electricity to the rental unit under the tenancy agreement, the landlord may increase the rent charged to the tenant, subject to the tenancy agreement providing otherwise.
- Through the changes to the *Residential Tenancies Act, 2006*, the rules are set out to require rent decreases if a tenant seasonally ceases to use an air conditioner or removes it.

Next Steps

In response to these legislative changes, staff will bring the Outstanding Business List (OBL) item to the Planning Committee meeting of June 16, 2026, requesting a revised due date for this work. Staff intend to bring a report to Planning Committee no later than the end of Q3 2026. However, the final date will be established through Council's consideration of the OBL amendment.

The revised timeline is to ensure consistency and alignment with the provincial legislative changes through Bill 97, *Helping Homebuyers, Protecting Tenants Act, 2023* and assess the potential impacts on the ongoing development of an Adequate Temperature By-law and any forthcoming staff recommendations. Staff will undertake any consultation that is necessary to understand and assess the potential risks and impacts of the project and allow sufficient time for consultation with industry stakeholders and Legal Services before bringing forward report recommendations.

Furthermore, beginning July 1, 2026, tenants will be permitted to install window or portable air conditioner units, subject to the exceptions and conditions set out in the *Residential Tenancies Act, 2006*. Tenants will continue to be able to access existing supports, and eligible applicants may also continue to apply for a one-time financial subsidy to purchase an air conditioner through the Special Supports Program administered through Ontario Works.

If you have any questions respecting this communication, please contact Dan Smith, Director, Licensing and By-law Services, by phone at (905) 546-2424 Ext. 6435 or by email at Daniel.Smith@hamilton.ca

Appendices and Schedules Attached

Not applicable.