

Minimum health, safety and housing standards

All rental units and residential properties in the Yukon must meet the minimum health, safety and housing standards. What that means for each rental unit may vary depending on the age, character and location of the residential property, and the services or facilities provided.

Both tenants and landlords have a duty to inform each other of any concerns or issues regarding rental units and residential properties.

Both tenants and landlords have the responsibility to maintain health and safety standards at rental units and residential properties. A landlord or tenant must not interfere with the responsibility of the other to comply with the *Residential Tenancies Act* (RTA) or its Regulations.

Safety and fire protection

Landlords must ensure that the residential property follows all requirements under the National Fire Code of Canada 2020 and the Fire Prevention Act.

It is the responsibility of both the tenant and landlord to follow the Fire Prevention Act and Regulations related to smoke alarms and carbon monoxide alarms.

Fuel burning appliances

Landlords must ensure that fuel burning appliances are lawfully installed, regularly maintained and regularly serviced. Chimneys, smoke pipes and other associated connectors must be maintained in good working order, kept free from obstructions and cleaned or serviced annually, or more frequently if required.

Safe passage out

Landlords must ensure there is a safe passage out of the rental unit. It must be direct and unobstructed from the inside of the rental unit to the outside. It cannot pass through another rental unit.

Tenants must ensure that the passage remains unobstructed.

Landlords must ensure that every bedroom has a window that provides safe passage out.

Lots and exterior

Surface drainage

Landlords must ensure sufficient drainage on the residential property to prevent erosion, ponding or water entry into buildings.

Accessory buildings and other structures

Landlords must provide and maintain buildings and other structures (other than fences) on the residential property in good repair and free from conditions that could create a health, fire or safety hazard.

Walkways, steps, driveways and parking areas

Landlords must ensure that the walkways, steps, driveways and parking areas of the residential property are in good condition and allow safe, unobstructed passage. Unless otherwise agreed to, these are maintained by:

- the tenant, for any area that is for the tenant's exclusive use; and
- the landlord, for all other areas of the residential property.

Yard

Landlords must ensure that the yard on their residential property is clean and free from rubbish, debris, holes, excavations and other objects that may create a health, fire or safety hazard.

Porches, balconies, stairs and landings

Landlords must provide handrails on porches, balconies, landings and stairs on their residential property. They must be installed and maintained in a way that ensures they do not pose a health, fire or safety hazard.

Exterior walls

Landlords must ensure that the exterior walls of the buildings on their residential property have cladding or covering that is free of holes, cracks and/or excessively worn surfaces to prevent moisture, insects and rodents from getting into the buildings.

Roofs

Landlords must ensure that each building on their residential property has a weathertight roof that includes eavestroughing and water piping that directs water away from the building.

Doors and windows

Landlords must ensure that the exterior doors, windows and frames on their residential property work and are reasonably weathertight and must repair or replace missing parts, broken glass or broken hardware.

Interior

Basements

Landlords must ensure that the cellar, basement, crawl space and foundation on their residential property are in good repair, reasonably weathertight and rodent-proof.

Walls

Landlords must ensure that the walls, ceilings and floors of their residential property are structurally sound and free from major cracks, crevices, holes and defects.

Floors

Landlords must ensure that the floors in the washrooms, shower rooms, toilet rooms, bathrooms and laundry rooms of their residential property are resistant to moisture.

Heating

Landlords must ensure that the heating system is maintained in good condition. Cooking appliances or portable space heaters cannot be used as a primary source of heat. The person who controls the temperature must not allow the unit to be so cold or so hot that the temperature causes damage to the unit or is a health or safety hazard. The person who controls the heat is not required to do anything to reduce the temperature in the rental unit other than refrain from heating it.

Plumbing and water supply

If a rental unit includes a plumbed water supply system where the water is supplied directly from a public drinking water system, the landlord must ensure that the system provides an adequate supply of drinking water to the rental unit.

Landlords must provide all plumbing in the rental unit in sound condition, maintain it reasonably free from leaks and obstructions, and ensure it is protected from freezing.

Tenants must maintain all plumbing reasonably free from obstructions and must immediately inform their landlord if they have reason to believe the plumbing is not in sound condition or is not reasonably free from leaks and obstructions.

If the rental unit does not include a plumbed water supply system, or its plumbed water is not supplied from a public drinking water system, the landlord must supply drinking water in accordance with the tenancy agreement.

Toilets

Landlords must provide the rental unit with a toilet facility, whether indoor or outdoor, that meets health and safety standards and has a lockable door for privacy.

If a shared bathroom or toilet room includes one or more toilet stalls, the landlord must provide each toilet stall with a lockable door that provides privacy.

Bathrooms

If a rental unit contains a bathroom with one or more fixtures including sinks, showers, tubs and toilets, landlords must provide the fixtures in good working order.

Landlords must provide each indoor bathroom with a lockable door that provides privacy.

Sewage disposal

Landlords must ensure that all rental units are connected to a public sewage system or to a maintained and functioning private sewage disposal system. If there is no plumbed water, landlords must provide an outhouse.

Landlords must ensure the sewage system and all related components are in proper operating condition, free from leaks, defects, and obstructions, and protected from freezing.

Electrical services

If a rental unit is connected to an electrical power system, landlords must provide all outlets, switches, wiring and fixtures in safe working condition.

Tenants must not change the system in such a way as to create a safety or fire hazard nor overload it.

Appliances

If a tenancy agreement requires the landlord to provide appliances in the rental unit:

- the landlord must provide properly installed and vented appliances that are in good working condition; and
- the tenant must maintain the appliances in good working condition and must immediately inform the landlord if they believe an appliance is not in good condition.

Ventilation

Landlords must ensure their rental unit(s) have sufficient ventilation so as not to create dampness, moisture or condensation in the rental unit that could lead to rot, mildew or other conditions that are a potential health hazard.

Tenants must use the means provided by their landlord to ensure sufficient ventilation as described above.

Pest prevention

Landlords must ensure their residential property is free of rodent, vermin and insect infestations and must take appropriate measures to exterminate infestations, if needed.

Tenants must maintain the residential property free of attractants that would reasonably be expected to cause rodent, vermin or insect infestations.

Overcrowding

Landlords and tenants must not allow more people to reside in the rental unit than the lowest maximum number outlined in the building code and other health and safety standards. The building code is decided by the Building Standards Act and the National Fire Code of Canada 2020.