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What Landlords need to know about Bill 184 and prospective amendments to *Ontario's Residential Tenancies Act, 2006*

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On March 12, 2020, Ontario's Minister of Municipal Affairs and Housing introduced Bill 184, proposing the new *Protecting Tenants and Strengthening Community Housing Act*. If passed, Bill 184 will effect changes to Ontario's *Residential Tenancies Act, 2006* (the "RTA"), which will be relevant to residential landlords and tenants.

As the COVID-19 crisis has largely dominated news coverage over the past two months and as vacancy rates for residential apartments remain at historic lows, these proposed changes have attracted relatively little attention.

While Bill 184 proposes a number of amendments to the RTA, the focus of this article is five proposed amendments that are likely to be of primary interest to landlords.

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