



FAQs for Landlords

Do my tenants have to continue to pay rent if their unit was damaged or destroyed by the fire?

It depends:

If the unit was completely destroyed, the tenants do not have to pay rent, and do not have a right to return if the property is rebuilt. You will need to refund any unused portion of the rent, and the security deposit.

If the unit is “red tagged” by local authorities, a tenant does not have to pay rent while the property is not habitable. Once a city inspector declares that the unit is habitable, the tenant has the right to return to it, and must pay rent.

If the unit is “yellow tagged” (damaged but not destroyed), the tenant has continued right to occupy the unit and must continue to pay rent as long as the unit remains habitable. You have the obligations to ensure that the unit is habitable.

Do I have to repair or replace any furniture or appliances damaged or destroyed in the fire?

If you bear some responsibility for the fire (for example, sprinklers were required for the building, but you failed to install them), you may be responsible to pay to repair or replace these items, and others belonging to the tenants. If not, however, you only have to repair or replace items provided for in the lease agreement (for example, refrigerator or stove - or furniture if the unit was furnished.)

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