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APPLIANCE & PROPERTY SERVICES

Buying Appliances for Rental Properties

A Practical Ontario Landlord's Guide



Think like a property owner, not a shopper

Property type

House, condo unit, duplex or small building: each has different space and venting limits.

Occupants and usage

Tenants change. Choose for typical use, not one household's habits.

Rental market

Match what tenants in your area expect to find in the unit.

Tenant convenience

Simple, familiar controls mean fewer calls and fewer mistakes.

Maintenance access

Can a technician reach, move and service it without a struggle?

Replacement availability

Pick sizes and types you can source again quickly.

Cheapest to buy is not always cheapest to own

What to weigh	Question to ask before you buy
Build quality	Is it sturdy enough for several tenants over time?
Serviceability	Can a technician open it up and repair it?
Parts availability	Are common parts easy to get in Ontario?
Manufacturer support	Is there a clear warranty and a way to reach service?
Ease of maintenance	Are filters, seals and vents simple to clean?

We do not rank brands here. Compare serviceability and parts access, then check what is available to you.

Choose for the rental, not for the showroom

Refrigerators

Simple temperature controls, easy-clean shelves, size matched to the unit and kitchen.

Washers and dryers

Simple cycles, an accessible filter, a dryer vented outside and braided supply hoses.

Dishwashers

Only where tenants expect one. Standard fit and an easy-to-reach filter.

Ranges and ovens

Straightforward controls and easy-clean surfaces. Gas models need a TSSA-certified technician.

Other provided items

Microwaves, hoods and freezers: if you supply it, you keep it in working order.

Fit the rental type

Shared or student homes: tough and simple. Family homes: capacity. Condo units: size and venting limits.

Standardization: helpful, but not for everyone

Advantages

- Technicians learn the models
- Shared spare parts
- Easy like-for-like replacement
- Consistent tenant experience
- Possible bulk purchasing

Disadvantages

- One weak model repeats across properties
- Less flexibility on size and fuel type
- Harder if a model is discontinued
- Bulk deals matter mainly at scale

Smaller landlords: standardize by size and type, and keep a simple model list, before committing to bulk deals.

Energy efficiency and who pays the bill

Who pays the utilities?

If tenants pay, efficiency lowers their bills. If utilities are included, it lowers yours.

Read the EnerGuide label

It shows annual kWh and compares the model with others in its class. Mandatory on major appliances.

Look for ENERGY STAR

The logo is reserved for the most efficient models in each class. Check Natural Resources Canada's list.

Compare labels only between the same type and size of appliance. Lower kWh means a more efficient model in its class.

Installation and safety come first

Electrical

Match the outlet and circuit to the appliance. Follow the installation manual.

Gas

Only a TSSA-certified gas technician should install or service gas appliances.

Ventilation

Vent dryers outside. Clean the full vent run, not only the lint trap.

Water and drainage

Use braided hoses and check for leaks at connections and under the unit.

Manufacturer instructions

Keep the manual. Warranty and safety both depend on correct installation.

Professional installation

Use a qualified installer wherever the manufacturer or the law requires one.

Ontario landlord responsibilities: law, practice, choice

The law (RTA)

- Keep the unit in a good state of repair
- Keep provided things, including appliances, in working order
- Repair or replace if broken or worn out; a replacement need not be newer or better
- Meet municipal or provincial maintenance and fire safety standards
- Give 24 hours' written notice to enter (8 a.m. to 8 p.m.), unless an exception applies

Good practice

- Record each appliance's brand, model and serial number
- Check appliances at every turnover
- Clean dryer vents yearly
- Take written repair requests

Your choice

- ENERGY STAR models
- Standardizing models
- Premium or basic tier
- Extended warranties

Managing breakdowns: speed and records

1. **Report**
   Tenant tells you in writing
2. **Diagnose**
   Find the real cause quickly
3. **Approve**
   Get a written quote and approve
4. **Fix or replace**
   Decide using age, cost, history
5. **Record**
   Log it and update the tenant

Why response time matters

You must keep provided appliances working. If a problem drags on, a tenant can go to the municipality or apply to the Landlord and Tenant Board.

Repair or replace?

Weigh the appliance's age, the repair cost and how often it has failed. Check parts availability and keep the maintenance record.

Total cost of ownership: an illustrative example

Cost item	Model A (lower price)	Model B (higher price)
Purchase price	$600	$900
Delivery and installation	$150	$150
Repairs (assumed: 2 visits at $250 vs. none)	$500	$0
Downtime and tenant disruption	2 outages to manage	None assumed
Total in this example	**$1,250**	**$1,050**

Illustrative only, not market data. The numbers are assumptions to show how repairs and downtime can outweigh a lower purchase price. Your prices and repair history will differ. Energy costs are not included.

Your landlord buying checklist

- [ ] Defined the property type and typical tenant use
- [ ] Confirmed fuel, outlet, vent, water and drain hookups
- [ ] Checked size and the delivery route
- [ ] Compared EnerGuide labels; noted ENERGY STAR models
- [ ] Asked about parts and service availability
- [ ] Confirmed a technician can reach and service it
- [ ] Chose simple controls and easy-clean parts
- [ ] Booked a TSSA-certified technician for any gas work
- [ ] Read the warranty terms and exclusions
- [ ] Decided whether to standardize models
- [ ] Logged brand, model, serial and purchase date
- [ ] Told tenants how to report problems in writing

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Repair and property management together

- Property management for rental houses, condo units, duplexes, triplexes and small apartment buildings
- Rent collection, tenant communication, inspections and tenant turnover
- In-house appliance repair, with a written price before work starts
- Monthly statements with the invoice behind every expense
- Not offered: condo corporation management or LTB representation

Talk to Bellwood

Get a property management quote

Property management overview

Landlord appliance checklist

289-278-6062

info@bellwoodgroup.ca

Serving Durham, Toronto, York and Peel. Bellwood is an independent repair company, not affiliated with or authorized by any appliance manufacturer.

Sources and notes

Landlord and Tenant Board: Brochure, Maintenance and Repairs

Residential Tenancies Act, 2006 (e-Laws), see ss. 20 and 26

Natural Resources Canada: What does the EnerGuide label mean?

Natural Resources Canada: ENERGY STAR for Products

TSSA: Unsafe, uncertified gas installations

Bellwood: Property management

Bellwood: A landlord's appliance checklist for Ontario rental properties

General information, not legal advice. Landlord obligations depend on your situation; check the Residential Tenancies Act and Landlord and Tenant Board guidance. The cost comparison is illustrative only and uses assumed numbers.