

# UTILITIES, PARKING, AND OTHER COSTS: A COMPLETE GUIDE FOR TENANTS



# INTRODUCTION



Many tenants are surprised to learn that rent is not the only monthly expense they'll face. Utility bills, parking charges, and smaller add-ons can add hundreds of dollars to your budget.



# Utilities

In many Ontario rentals, heat and water are included in the monthly rent, but this is not guaranteed.

Hydro, which refers to electricity, is often excluded and becomes the tenant's responsibility. If your lease says "hydro extra," it means you'll have to open an account with the local electricity provider and pay directly based on your usage.

Internet and cable are almost never included, unless you're moving into a new condo development.

# Parking Fees

Landlords typically charge a separate monthly fee, which can range from \$50 to \$200, depending on your city and type of parking (open or underground).



# Other Common Tenant Costs

## Tenant Insurance

Tenant insurance is mandatory and costs \$20 to \$40 per month. It protects your belongings and covers you if you accidentally damage anything inside the unit.

## Internet and Cable

As a tenant, you'll need to choose your provider and plan. Internet and cable together can cost \$70 to \$150 per month.

## Laundry Fees

Some units include private laundry, but in many apartments, you'll share machines with other tenants. Coin or card-operated washers and dryers usually cost \$2 to \$4 per load.

## Storage Lockers

Storage lockers are available in some rental buildings for an extra fee. Rates typically range from \$20 to \$50 per month depending on size and location.

## Amenities and Facilities

Buildings with pools, gyms, or party rooms may charge additional fees to cover maintenance. While some landlords roll these into your rent, others add a small monthly or annual charge for access.



# One-Time Move-In and Administrative Costs

Landlords may require refundable deposits for keys, fobs, or parking passes. Condo buildings frequently charge elevator booking fees, which can range from \$50 to \$300, sometimes refundable if no damage occurs during your move.

**Always ask your landlord which costs are included and which are separate, and get the details written into your lease.**