

# WINTER CARE TIPS FOR YOUR RENTAL UNIT



# INTRODUCTION



Winter changes how a rental feels and functions. Heating systems run more often, air is drier, and heat loss is easier to notice.

Most building systems remain the landlord's responsibility. Still, how you use your space each day affects comfort, efficiency, and wear during colder months.

This guide shares practical winter habits that help your rental stay comfortable, functional, and easy to live in throughout the season.



# Here are 6 winter care tips for your rental unit:

## Start With Heat And Airflow

Your heating system works best when air moves freely.

Make these simple checks:

- Keep furniture at least 8-10 inches away from vents and baseboard heaters
- Avoid blocking radiators with curtains or large décor
- Leave interior doors open during the day to help heat circulate evenly
- Keep bedroom doors slightly open overnight if heat feels uneven
- Make sure vents and heaters stay clear of dust buildup

If your unit uses electric baseboard heat, a small fan can help move warm air across the room without raising your thermostat.



# Manage Windows And Natural Light

Windows are one of the biggest sources of heat loss in winter.

Improve insulation with these DIY solutions:

- Close blinds or curtains at night to reduce drafts
- Keep blinds open during sunny hours to let in natural warmth
- Check window locks to ensure a tight seal
- Keep curtain fabric from touching heaters or vents
- Report noticeable drafts or loose window frames to building management
- Avoid placing furniture directly against exterior walls where cold transfers faster

If you feel cold air near windows, notify your building manager. Drafts are a maintenance issue, not a renter's problem to solve alone.

# Watch Humidity Levels

Winter air feels dry, but too much moisture creates problems.

Here's how you can keep humidity at a comfortable 50-60%:

- Use bathroom exhaust fans during showers
- Run kitchen ventilation while cooking
- Do not keep humidifiers running all day without checking humidity levels
- Clean humidifiers regularly to prevent bacteria or mineral buildup
- Rotate rugs and floor mats near entrances so trapped moisture can dry

If condensation forms on windows regularly, wipe it down and report it.



## Pay Attention To Floors And Entryways

If moisture builds up, it can damage floors and finishes over time. Wet entryways also increase slip risk and cause odours that linger.

To protect floors and prevent slips:

- Use a sturdy entry mat to catch moisture
- Store winter boots on a tray to contain melting snow
- Shake out mats weekly to prevent salt buildup
- Wipe floors near entrances to remove moisture and salt
- Clean salt residue promptly to prevent surface damage

If your building includes snow removal, report icy walkways promptly so they can be addressed.

## Know When To Report Issues

- Heat that feels uneven, weak, or stops working
- Cold drafts coming from windows or doors
- Plumbing issues such as slow drains, no water, or frozen pipes
- Moisture buildup, water stains, or a damp smell that do not go away

Under [Ontario regulations](#), landlords must maintain heat, plumbing, and essential services in safe working order.



## Create A Winter Routine That Works

Winters in Ontario can feel strongly when your home feels uncomfortable. Small daily routines help your space feel more stable and predictable.

Simple habits make a difference:

- Keep your thermostat at a steady setting instead of turning heat up and down often
- Place rugs in colder areas to reduce drafts and make floors more comfortable
- Keep extra blankets nearby so you rely less on higher heat
- Adjust lighting to make rooms feel brighter during shorter days
- Open curtains during daylight hours to bring in natural light



# If Maintenance Does Not Resolve The Issue

---

If maintenance does not respond or the issue continues, follow up in writing and keep a record.

For problems affecting heat, water, safety, or basic livability, you can contact your city's property standards or bylaw department.

They ensure rental homes meet health and safety requirements and also help you escalate serious issues.

At [Barr Developments](#), [we design](#) rental homes with long term comfort in mind. If you're looking for rentals in Kingston or Amherstview, check out our listings [here](#).