

# Utilities Guide for Kingston Rentals



In Kingston rentals, utilities included means some household service costs are built into the monthly rent rather than billed separately to the tenant. This may include heat, water, hydro, or sometimes the internet. It does not always mean every utility is covered and tenants should confirm the exact inclusions in the lease before signing.



# Utilities Landlords Usually Cover

## Water

Landlords often include water in apartment rentals, basement units, and multi-unit buildings. This is common when a single meter serves the entire property, however, new rentals separate water from the monthly rent.

## Heat

Landlords may include heat when the building uses a shared boiler, central furnace, or heating system, controlled by them. Mostly found in older buildings.

## Hydro

In multi-unit buildings, landlords usually cover hydro for hallways, exterior lights, laundry rooms, and other common areas.

## Garbage

Basic municipal waste services are handled through the property, but tenants still need to follow Kingston's garbage, recycling, and green bin rules.

# Utilities Tenants Usually Pay

## Hydro

Tenants commonly pay for hydro when the unit has its own meter. This covers lights, appliances, electronics, air conditioning, and anything that runs on electricity.



## Internet

The internet is usually arranged and paid for by the tenant unless the rental is advertised as all inclusive, furnished, or student focused.

## Cable and streaming

Tenants usually arrange and pay for these services themselves.

## Gas

Tenants may pay for gas if the unit has its own gas meter or if gas is used for heat, hot water, cooking, or a fireplace.

## Heat

Tenants may pay for heat in homes, townhomes, or units with electric baseboard heating. Electric heat can raise winter hydro bills significantly.



# Average monthly utility costs in Kingston rentals (2026)

For a 2-bedroom Kingston rental, tenants should budget about \$180–\$350 per month when some utilities are included, and closer to \$300–\$525+ per month when hydro, internet, water, and gas/heat are all paid separately.

Utility	Average monthly estimate
Hydro/electricity	\$70 - \$140
Internet	\$50 - \$90
Water	\$80 - \$130
Gas/heat	\$60 - \$180

Electricity costs vary by time of use in Kingston. From May 1 to October 31, 2026, Time-of-Use electricity rates are 9.8¢/kWh off-peak, 15.7¢/kWh mid-peak, and 20.3¢/kWh on-peak. Off-peak runs weekdays from 7 pm to 7 am, plus weekends and holidays all day.

For tenants, this means laundry, dishwashing, and heavy electricity use usually cost less during evenings, overnight, weekends, and holidays.