

NWT Rental Office

## Useful Life Policy

### Statement of Policy

The NWT Rental Office may consider the useful life of building elements when considering applications from Landlords for costs to repair or replace these elements because of damages caused by a Tenant, the Tenant's guests or pets/service animals.

### What is Useful Life?

- Useful Life is the estimated time that a building element is expected to function or last before it needs to be replaced.
- All building elements including appliances will eventually need to be replaced, and it is expected that landlords' factor that into their budgeting and planning.
- Attached is a table setting out the useful life of common building elements. This is based on information from Canadian resources and is routinely reviewed by the Rental Office.
- If an item does not appear on the table, the useful life can be determined by looking at similar elements, or considering information published by the manufacturer.
- If the useful life of the building element is believed to be substantially different from what appears in the table, Landlords or Tenants may provide information including documentation from the manufacturer for the item claimed.

### How is Useful Life applied?

- If a Rental Officer finds a Tenant is responsible for the cost of repairs to a rental premises or complex due to damages caused by a Tenant, their guests or animals, the Rental Officer may consider the age of the item at the time of replacement and useful life of the item when calculating the Tenant's responsibility for the cost or replacement.
- Landlords should provide information showing the age of the item and the cost of the replacement. Which include work orders, invoices, receipts other documents.

- If a landlord completes the work themselves, labour can be charged at a reasonable rate.
- If the item being replaced was used when first installed, useful life will be determined by age of the item itself.

### Examples

- A landlord is claiming \$1,500 to replace a fridge damaged beyond repair by the Tenant. The fridge was purchased new by the Landlord 5 years ago. The useful life of this appliance is 15 years. The Landlord has lost 10 years of the useful life of the fridge. Compensation is calculated as follows:  $\$1,500/15$  (useful life) = \$100 per year x 10 years useful life lost = \$1000 compensation for depreciated value of the fridge.
- A landlord is claiming \$1000 to paint the rental premises as a result of damages by the tenant. The useful life of interior paint is 8 years. The rental unit was freshly painted 2 years ago. Compensation would be calculated as follows:  $\$1000/8$  (useful life) = \$125 per year x 6 years useful life lost = \$750 compensation for loss of useful life by landlord.

Amended March 19, 2025

Jerry Vanhantsaeme  
Chief Rental Officer

## Building Elements

Item	Useful Life	Item	Useful Life
<b>Appliance</b>		Wiring – Aluminum	19 years
Dishwasher	10 years	Wiring – Copper	24 years
Freezer	20 years		
Microwave	10 years	<b>Heating and Ventilation</b>	
Refrigerator	15 years	Exhaust and Supply Fans	20 years
Stoves and Ranges	15 years	Furnace	15 years
Washing/Drying Machines	15 years	Heat Exchanger	15 years
		Heat Pumps	15 years
<b>Doors and Windows</b>		Heating Systems	15 years
Blinds	15 years	Hot Water Boiler	15 years
Closet Door	20 years	Hot Water Tank	12 years
Exterior Steel Door	30 years	HVAC System	20 years
Fibreglass Door	30 years	Tankless Water Heater	20 years
French Door	25 years	Thermostat	35 years
Lock Replacement	20 years		
PVC Framing	20 years	<b>Kitchen Items</b>	
Sliding Bi-fold Door	10 years	Counter Tops – Granite	20 years
Screen Door	30 years	Counter Tops – Laminate	12 years
Vinyl Door	20 years	Counter Tops – Stone	50 years
Window Crank/Opener	15 years	Kitchen Cabinets –	15 years
Windows – Glass	15 years	(Laminate / Particle Board)	
Windows – Metal Casement	19 years	Kitchen Cabinets –	30 years
Windows – Metal Double-hung	18 years	(Plywood / Solid Wood)	
Windows – Metal Sliding	18 years		
Windows – Vinyl Casement	15 years	<b>Outdoor</b>	
Windows – Vinyl Double-hung	13 years	Balcony Railings, Aluminum	20 years
Wood Door	30 years	Balcony Railings, Glass Panels	19 years
		Balcony Railings, Wood	10 years
<b>Electrical</b>		Decks – Wood	15 years
Fire Extinguisher	10 years		
Fire System (Alarms, Detectors)	10 years	<b>Plumbing</b>	
Light Fixtures	10 years	Faucets	15 years
Mechanical Switches/Splitters	25 years	Plumbing fixtures	20 years
Panel and Distribution	15 years	Plumbing Pipes/Pumps	20 years
Power line	25 years	Sanitary System	25 years
		Tubs, Toilets, Sinks	20 years

Item	Useful Life	Item	Useful Life
<b>Flooring</b>		<b>Thermal/Roof/Siding</b>	
Asphalt	10 years	Caulking	10 years
Carpet	16 years	Eavstroughing / Downpipes – (aluminum, Plastic)	15 years
Ceramic Tile	17 years	Eavstroughing / Downpipes – (Galvanized)	20 years
Cork	25 years	Insulation	20 years
Engineered Wood	20 years	Roofing/Siding/Soffits and Fascia	Manufacturer recommend useful life
Hardwood	20 years		
Laminate	15 years	<b>Walling/Paint</b>	
Linoleum	20 years	Exterior paint	8 years
Marble	25 years	Interior paint	8 years
Porcelain Tile	20 years	Panelling	20 years
Quarry Tile	10 years		
Re-staining	5 years		
Rubber Tiles	20 years		
Vinyl Tiles	25 years		