

## Water Meter Use and Installation in Land Lease Communities

### The Residential Tenancies Act:

- Provides that rules established by a landlord must be reasonable but does not specifically refer to water meters.
- Provides for a landlord's rule to be reasonable, the rule must comply with the requirements set out in s. 9A(3) of the Act.

### Reference:

*Residential Tenancies Act*: Section 9A

### Details:

Decisions made at the Supreme Court of Nova Scotia level are considered precedent setting cases, determining future interpretation of the Act.

In [Westphal Court Ltd. v. Herd, 2025 NSSC 185](#), the Nova Scotia Supreme Court found that the landlord's rule requiring the installation of and payment for water meters in land-lease communities is not in accordance with the *Residential Tenancies Act* and is an unreasonable rule under Section 9A of the Act.

This applies to all current and future tenants in a land-lease community, regardless of whether they already have a water meter installed on their manufactured home.

### Procedure:

- Not applicable.