

A rental property without reliable air conditioning is not a rental property for long. It is a complaint generator with a roof.

If you own or manage rentals, you already know the rhythm. The first warm week arrives, tenants switch the thermostat from “heat” to “cool,” and every weak capacitor, clogged filter, tired blower motor, and neglected condensate drain decides to introduce itself. Usually at 5:47 p.m. On a Friday. Usually when you are at dinner. Usually when the tenant opens the call with, “I don’t mean to be difficult, but...”

Air conditioning maintenance for rental properties is not glamorous. Nobody posts a proud photo of a freshly cleaned condenser coil unless they work in HVAC or have been left alone too long with a flashlight. But good maintenance is one of the simplest ways to protect rent income, keep tenants calm, and avoid the special kind of invoice that includes the words “after-hours emergency.”

For landlords, property managers, and accidental real estate investors who inherited a house with a 16-year-old air conditioner and a lease, maintenance is not just about comfort. It is about liability, asset protection, tenant retention, and not having to learn refrigerant terminology during a heat wave.

The rental property problem: everybody uses the system, nobody owns it

Owner-occupied homes and rental homes age differently. In an owner-occupied home, someone usually notices that the hallway vent is weak, the outdoor unit sounds like a lawn mower full of spoons, or the filter has become a gray carpet square. In a rental, the system may be ignored until it stops working completely.

Tenants are not villains. Most simply do not think about mechanical systems because they do not own them. They may not know where the filter is. They may not understand that closing half the vents does not save money and can stress the equipment. They may set the thermostat to 62 degrees during a humid July afternoon because, in their mind, that makes the air come out “extra cold.” The thermostat, sadly, is not a microwave.

Rental air conditioning systems also face more variable use. One tenant loves open windows and barely runs the system. The next works from home, keeps pets, cooks nightly, and runs the AC like it owes them money. Another tenant replaces filters monthly because their parent raised them right. The next tenant has never seen a return grille and assumes the filter fairy handles it.

That unpredictability is exactly why a structured maintenance plan matters. You are not maintaining the system for the ideal tenant. You are maintaining it for real life, which includes dog hair, dust, toys near vents, blocked condensate lines, mystery noises, and someone storing patio cushions against the outdoor condenser.

What “maintenance” actually means, beyond changing the filter

Filter changes get most of the attention because they are visible, easy to explain, and cheap. They are also only one piece of the job. A proper air conditioning maintenance visit looks at airflow, electrical components, refrigerant performance, drainage, controls, and the condition of the equipment.

In practical terms, a technician should inspect the outdoor condenser, clean the coil if needed, check the fan motor, inspect electrical connections, test the capacitor, measure temperature split, check refrigerant pressures where appropriate, clear or test the condensate drain, inspect the blower assembly, verify thermostat operation, and look for signs of wear before they become failures. That sentence is a mouthful, but so is “the compressor

failed because the condenser coil was packed with cottonwood fluff,” and one of those mouthfuls costs much more than the other.

The drain line deserves special attention in rental properties. Air conditioners do not just cool air. They remove moisture. That moisture has to go somewhere. If the condensate drain clogs, water can back up into ceilings, closets, floors, or walls. Suddenly your HVAC issue has invited plumbing, drywall repair, flooring replacement, and possibly mold remediation to the party. Nobody asked them to come, but there they are, eating all the budget.

In some properties, especially apartments, condos, townhomes, and homes with systems in attics, a condensate safety switch can prevent a small clog from becoming an interior rain event. If you manage several units, these little devices can be worth every penny. They shut the system off when water backs up, which means the tenant may call about no cooling, but at least they are not also calling about water dripping through a light fixture. That is a trade most landlords should happily make.

The maintenance schedule that actually works for rentals

For many rental properties, air conditioning should be serviced once a year, ideally before cooling season. In warmer climates or properties with heavy use, pets, dust, older equipment, or a history of problems, twice a year may be smarter. If the system is a heat pump handling both cooling and heating, spring and fall visits make sense because the same equipment works nearly year-round.

The best timing is before everyone else panics. HVAC companies get busy when the weather changes. Landlords who wait until the first 90-degree day are joining a very long line of other people who also “just noticed” their AC is not working. Scheduling maintenance in early spring can uncover weak parts while there is still time to order them, compare options, and make repairs without a tenant melting into the sofa.

A good rental maintenance rhythm looks something like this:



1. Schedule professional AC service before cooling season, preferably early spring.
2. Replace or verify filters every one to three months, depending on system type, occupancy, pets, and dust.
3. Check the condensate drain and safety switch during each service visit.
4. Keep outdoor condensers clear of weeds, leaves, storage items, fencing issues, and dryer lint.
5. Document service dates, repairs, tenant notices, photos, and invoices in one easy-to-find place.

That is one list. We will not make a hobby of it.

The one-to-three-month filter rule deserves nuance. A single tenant in a clean one-bedroom unit with no pets may be fine on a three-month schedule using the correct filter. A family with two dogs in a dusty house near construction may need monthly changes. High-MERV filters can improve filtration, but they can also restrict airflow if the system was not designed for them. I have seen well-meaning tenants install premium filters so dense the blower struggled like it was breathing through a pillow. The expensive filter was not the villain, exactly. It was just cast in the wrong role.

Who should change the filters?

This is where landlords disagree, sometimes with the passion usually reserved for sports rivalries and thermostat settings.

Some leases require tenants to change filters. That can work if the tenant is responsible, the filter location is obvious, and the owner provides the correct size and instructions. But “tenant responsible” does not always mean “tenant actually does it.” If the air handler is in a high ceiling, attic, crawlspace, locked mechanical closet, or awkward hallway return, expecting consistent filter changes may be optimistic. Optimism is lovely at weddings. It is less useful in property maintenance.

Other landlords include filter delivery as part of rent or send filters on a schedule. This improves compliance because the tenant gets the exact filter size at the exact time. Some property managers have maintenance staff change filters during quarterly inspections. That costs more but allows someone to see the property, spot leaks, check vents, listen for system noise, and confirm the tenant has not placed a bookcase directly in front of the return grille.

For higher-value properties or owners managing from out of town, paying for filter changes can be cheap insurance. A neglected filter can freeze an evaporator coil, reduce airflow, increase energy use, stress the blower motor, and lead to compressor damage. When a \$12 filter is ignored long enough, it starts writing checks with more zeroes.

If tenants are responsible, be painfully clear. Give them the size, location, change frequency, and a photo if possible. Put it in the lease and in the move-in packet. Better yet, leave a few filters in the property at move-in. People are more likely to do the right thing when the right thing is sitting in a closet instead of requiring a trip to the hardware store where they must choose between 47 rectangles that all claim to be “ultra allergen defense.”

The lease should not be vague about cooling

Air conditioning responsibilities should be spelled out in the lease with enough detail to prevent arguments later. Laws vary by location, so owners should know their local habitability requirements and consult a qualified attorney or property management professional when drafting lease language. In many areas, if air conditioning is provided, the landlord must keep it in working order, even if cooling itself is not treated the same way as heat under local law.

The lease should explain who changes filters, how often, what happens if damage results from tenant neglect, how repair requests must be submitted, and what tenants should do if the system stops cooling. It should also prohibit actions that cause damage, such as blocking return air grilles, tampering with equipment, removing access panels, storing items against the condenser, or using portable AC units in unsafe ways.

Be careful with clauses that sound tough but are hard to enforce. “Tenant is responsible for all HVAC repairs” may not hold up if the system fails from age, normal wear, or poor installation. On the other hand, if a tenant never changed the filter for a year despite documented notices, and that neglect caused a frozen coil or blower issue, you may have a stronger position. Documentation matters. Always.

A lease should not replace good maintenance. It should support it. Think of it like a fence around a pool. Useful, necessary, but not a substitute for paying attention.

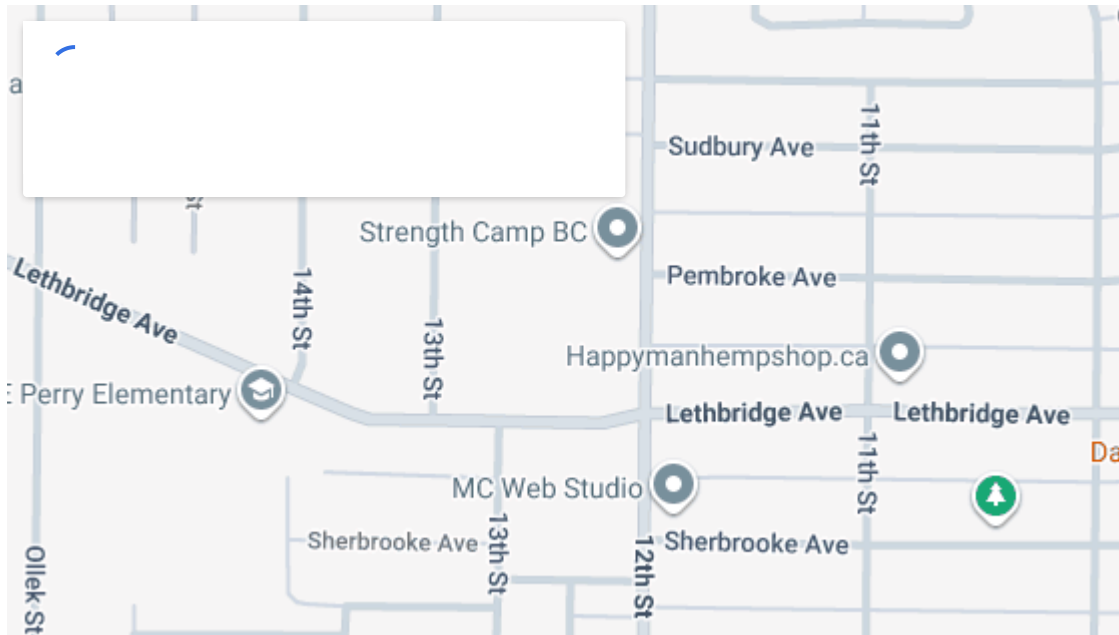
Tenant education without sounding like a scolding refrigerator manual

A short move-in conversation can prevent a surprising number of service calls. Tenants do not need a trade school lecture. They need clear, plain instructions.

Show them where the thermostat is, where the filter goes, what size it takes, where the breaker panel is, and how to submit a maintenance request. Tell them not to set the thermostat extremely low if the house is warm because

the system cools at the same rate either way. Explain that closing too many vents can hurt airflow. Mention that water around the indoor unit is not normal and should be reported quickly.

A friendly tone helps. "Please tell us right away if you see water near the furnace or air handler" lands better than "Failure to immediately report moisture intrusion shall constitute tenant negligence." The second version may belong in legal language somewhere, but if you say it out loud at move-in, the tenant may start looking for hidden cameras.



The best tenant instructions are specific. Instead of "maintain the HVAC system," say, "Replace the 16x25x1 filter every month during heavy cooling season. The filter slot is in the hallway ceiling return. The arrow on the filter should point toward the unit." That level of detail may feel silly until you see a filter installed backward, folded, or not installed at all because the tenant thought the plastic wrap was part of it.

The real cost of skipping maintenance

Owners sometimes skip annual service because the system "seems fine." That is a little like skipping oil changes because the car still moves when you press the pedal. Mechanical systems often appear fine until the moment they do not.

A standard maintenance visit may cost a modest amount compared with emergency repair, though pricing varies by region, equipment type, and service provider. A failed capacitor might be a manageable repair during business hours. A compressor failure can push an owner toward major repair or full replacement. Water damage from a clogged drain can cost more than the HVAC repair itself. If a tenant has to relocate because the home becomes unsafe or unlivable, the financial pain spreads quickly.

There is also the cost of tenant frustration. People will tolerate some inconvenience if communication is prompt and the owner acts responsibly. They become much less forgiving when the AC fails during a heat wave and the system clearly has not been serviced since the era of flip phones. A tenant who feels ignored may stop renewing, leave poor reviews if you operate larger rental housing, or become combative over every future maintenance issue. One neglected AC system can sour an otherwise decent landlord-tenant relationship.

Energy cost matters too. In many rentals, tenants pay utilities. That can tempt owners to care less about efficiency, but inefficient systems still create complaints. If the AC runs constantly and cannot hold temperature, tenants will report it. Dirty coils, poor airflow, low refrigerant from a leak, and failing components can make the system work harder while cooling worse. That is the HVAC equivalent of jogging in dress shoes.

Repair or replace? The landlord's favorite uncomfortable question

Every property owner eventually faces the sweaty arithmetic of AC replacement. The system is old, the repair is not cheap, and the tenant wants comfort yesterday.

There is no universal answer, but age, repair history, refrigerant type, condition, and tenant impact all matter. Many central air conditioners last around 12 to 20 years depending on climate, installation quality, maintenance, and workload. Some die younger because they were poorly installed or abused. Some live longer out of stubbornness and spite. Older equipment with repeated failures may not deserve another expensive part, especially if the compressor, coil, or refrigerant circuit is involved.

Landlords often focus on the repair invoice alone. A better question is, "What is the next three-year cost of keeping this system alive?" If you spend a sizable amount today, another chunk next summer, and still end up replacing it in year three, you may have paid for both the old system and the new one. That is not strategy. That is mechanical denial.

Replacement can also improve rentability. Reliable air conditioning is a major selling point in many markets. If two comparable rentals are available and one has a newer, efficient system while the other has an outdoor unit that sounds like a shopping cart rolling downhill, tenants notice. They may not know SEER2 ratings, but they know comfort and noise.

That said, replacing too early is not noble. If a well-maintained 9-year-old unit needs a reasonable repair and otherwise performs well, fixing it may be the smart move. Good air conditioning contractors should explain options without turning every service call into a funeral for your current system.

Maintenance for single-family rentals versus multi-unit buildings

Single-family rentals are simpler in one sense because one system usually serves one household. Access is the challenge. You need tenant coordination, exterior gate access, pets secured, and sometimes attic or closet entry. If the tenant works odd hours or is hard to reach, even simple maintenance can become a scheduling opera.

Multi-unit properties add complexity. Equipment may be stacked on rooftops, grouped outside, located in mechanical rooms, or split between tenant spaces and common areas. One clogged condensate line can affect another unit. Rooftop equipment requires safe access. Filters may be inside apartments, above drop ceilings, or in locked areas. Documentation becomes more important because a technician may service multiple systems in one visit, and you need to know exactly which unit received what work.

For multi-unit owners, grouping maintenance visits can reduce cost and chaos. Instead of calling an air conditioning contractor twelve separate times, schedule a property-wide service window. Notify tenants early. Give clear access instructions. Keep a master equipment list with unit numbers, model numbers, serial numbers, filter sizes, installation dates, and repair history. That spreadsheet may not be exciting, but neither is guessing which 2-ton unit belongs to apartment 3B while standing on a roof in July.

The plumbing connection nobody appreciates until water appears

Air conditioning and plumbing cross paths more often than landlords expect. Condensate drains, floor drains, sump areas, utility closets, and water heaters often share cramped spaces with HVAC equipment. A clogged condensate line can look like a plumbing leak. A water heater leak can be mistaken for an AC problem. A backed-up drain can shut down cooling if water trips a safety switch.

This is where a company that understands both plumbing and HVAC can be especially useful. If you call for water around the air handler, the problem may require leak repair, drain clearing, condensate pump replacement, or HVAC service. Having one team capable of diagnosing the whole mechanical area saves time and reduces finger-pointing. "That's not our trade" may be accurate, but it is not very comforting when water is spreading under vinyl plank flooring.



A local plumber who also knows HVAC systems can spot related issues during visits. For example, if a technician is at the property for a plumbing repair and notices the condensate line is poorly pitched or draining into a questionable location, that is worth addressing before summer. Likewise, during AC maintenance, a technician may spot corrosion, water stains, or a slow leak near nearby plumbing. Rental properties reward people who notice small things early.



Businesses such as TruFinity Plumbing Heating & Cooling operate in that practical overlap, where plumbing, heating, cooling, drains, and comfort systems all affect the same property budget. For landlords, that can mean fewer phone calls, fewer appointment windows, and a better chance that the person on site understands the building as a system rather than a collection of unrelated appliances.

What to ask before hiring an air conditioning contractor

Choosing the cheapest contractor can work out fine, right up until it does not. Rental property service needs consistency, documentation, and honest triage. You do not need a theatrical sales presentation. You need someone who shows up, diagnoses correctly, explains clearly, and does not treat every tenant call like an opportunity to sell a full system replacement.

Ask how the company handles rental access, tenant communication, before-and-after photos, service records, maintenance agreements, emergency calls, and estimates. If you manage multiple properties, ask whether they can track equipment by address and unit. A contractor who keeps good records can save you from repeating history, such as replacing the same capacitor twice because nobody realized the real issue was poor airflow or a failing motor.

Here is a short set of questions worth asking before you commit:

1. Do you provide written maintenance reports with photos and equipment readings?
2. Can you coordinate directly with tenants while keeping the owner or manager informed?
3. Do you service both air conditioning and heating equipment, including heat pumps?
4. How do you handle after-hours cooling failures during extreme heat?
5. Will you give repair-versus-replacement guidance with clear pricing and practical reasoning?

A good air conditioning contractor will not be offended by those questions. The better ones will be relieved, because organized owners make their job easier too.

Heating installation matters, even in an AC article

Rental owners sometimes treat heating and cooling as separate seasons, separate budgets, and separate headaches. Mechanically, they often share equipment. A furnace and central air conditioner may use the same blower and ductwork. A heat pump provides both air conditioning and heating. Thermostats, electrical circuits, airflow, and duct condition affect both comfort modes.

If you are planning heating installation, it is smart to think about cooling at the same time. Replacing a furnace without considering the AC coil, blower capacity, ductwork, and future cooling needs can create expensive limitations. The reverse is also true. Installing air conditioning without evaluating duct leaks or airflow can leave tenants with uneven rooms and chronic complaints.

For rental properties, matched systems and proper sizing matter. Oversized equipment can short-cycle, reduce humidity control, and wear out faster. Undersized equipment may run constantly and still fail to satisfy the thermostat. Rules of thumb based only on square footage are risky. A proper load calculation considers insulation, windows, orientation, climate, air leakage, and other factors. The landlord version of “close enough” often becomes the tenant version of “my bedroom is an oven.”

Documentation: boring until it saves you money

A maintenance invoice tossed into an email folder is better than nothing, but barely. Rental owners should keep a clean record for each property and each system. Include installation dates, model and serial numbers, filter sizes, warranty details, service dates, repairs, refrigerant additions, tenant complaints, photos, and contractor recommendations.

This documentation helps in several ways. It supports warranty claims. It helps you decide whether a system is becoming a money pit. It gives future buyers confidence if you sell the property. It shows that you acted responsibly if a tenant dispute arises. It also prevents the classic landlord mystery: “Did we replace that unit two summers ago, or was that the duplex on Maple?”

Photos help more than people expect. A picture of a clogged filter at move-out can support a tenant charge if the lease clearly assigns responsibility. A photo of a clean condenser after maintenance shows the work was done. A technician’s reading showing weak capacitor performance can justify a proactive repair before the system fails. Property management is partly the art of remembering things your future self will definitely forget.

Access, pets, and the tiny logistics that ruin service calls

Many AC maintenance visits fail for reasons that have nothing to do with HVAC skill. The tenant forgot. The dog was loose. The gate was locked. The attic access was blocked by holiday decorations. The mechanical closet had a stack of laundry in front of it tall enough to deserve its own ZIP code.

A little coordination prevents wasted trip fees and irritated tenants. Give notice according to local law and lease terms. Confirm the appointment. Tell the tenant what areas the technician needs to access. Ask about pets. Make sure outdoor gates are unlocked. If the unit is on a roof or in a locked mechanical room, confirm keys and access codes before the technician arrives.

For occupied rentals, technician professionalism matters. Tenants judge owners by the people they send into the home. Clean uniforms, shoe covers when appropriate, polite communication, and clear explanations all reflect on management. A sloppy contractor can make a competent landlord look careless. A good one can calm an annoyed tenant faster than any email template.

Emergency calls: what deserves urgency and what can wait

Not every cooling complaint is the same. A no-cooling call during mild weather may be inconvenient. A no-cooling call [24 hour plumber near me](#) during extreme heat involving elderly tenants, infants, medical concerns, or local heat advisories may require urgent action. Landlords should know local requirements and respond reasonably based on conditions.

Water leaks around HVAC equipment also deserve fast attention. Even if the system is still cooling, water can damage the property. Electrical burning smells, sparking, or tripped breakers should be treated seriously. A thermostat issue, weak airflow in one room, or a noisy vent may not require after-hours service unless conditions are severe, but they should still be logged and scheduled.

A simple triage script helps. Ask whether the system is running, whether air is coming from vents, whether the outdoor unit is operating, whether the thermostat has power, whether breakers are tripped, whether there is water present, and whether anyone in the home has a health-related vulnerability. Tenants should not be asked to repair equipment, but basic observations can help the contractor arrive prepared.

Portable AC units can be a temporary solution in some cases, especially when parts are delayed. Use judgment. They must be installed safely, vented properly, and plugged into suitable outlets. A portable unit in a bedroom may keep a tenant safe and cooperative while a major repair is arranged. It will not solve a whole-house cooling failure, but it can buy time without turning the lease relationship into a courtroom drama.

The quiet value of preventive upgrades

Maintenance is mostly about keeping existing systems healthy, but small upgrades can reduce future calls. Smart thermostats, for instance, can help with monitoring and scheduling, though they are not magic. In rentals, choose models that are user-friendly and not so clever they confuse everyone. A thermostat that requires three apps and a blood oath is not a maintenance improvement.

Condensate safety switches, better drain cleanout access, properly sized filter grilles, surge protection, and improved attic insulation can all reduce stress on the system. Sealing obvious duct leaks may improve comfort and lower runtime. Adding a locking thermostat cover is sometimes useful in common areas or utility-paid rentals, but in standard residential leases it can annoy tenants if used heavy-handedly. Comfort control is personal. Treat it that way.

Outdoor condenser placement matters too. If landscaping crews bury the unit in mulch or tenants store bicycles against it, airflow suffers. A condenser needs breathing room. Shrubs should be trimmed back, grass clippings should be kept out of the coil, and fencing should allow proper clearance. Hiding the unit completely may please the eye, but the compressor does not care about curb appeal. It wants air.

Budgeting like the AC will eventually betray you, because it will

Every mechanical system is temporary. The only question is whether you plan for replacement before failure or negotiate with reality at retail emergency pricing.

For rental properties, build HVAC costs into your capital planning. If a system is 15 years old, do not let a good maintenance visit lull you into pretending it is immortal. Start pricing replacement, especially if the property is in a hot climate or the unit uses older components that are becoming less economical to repair. Keep reserves. A rent check should not vanish into a compressor-shaped hole because the budget assumed appliances age politely.

If you own multiple properties, stagger replacements when possible. Replacing three systems in one summer because all were ignored for years is a painful way to learn portfolio management. Regular maintenance reports

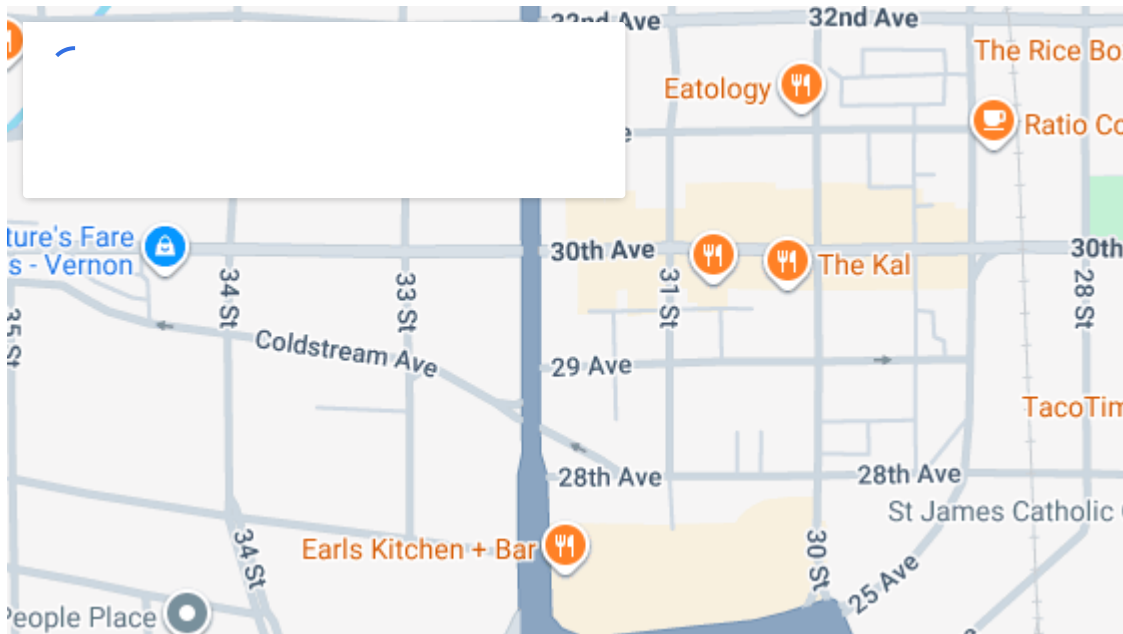
can help rank systems by risk. One unit may be old but stable. Another may be younger but poorly installed and constantly troublesome. Age matters, but behavior matters more.

A landlord's best AC strategy: be predictably boring

The best air conditioning maintenance plan for rental properties is not dramatic. It does not require heroic midnight repairs, frantic parts searches, or emotionally charged thermostat debates. It requires scheduled service, clean filters, clear lease terms, tenant education, good documentation, and contractors who know what they are doing.

That may sound boring. Good. Boring is profitable.

Exciting rental ownership is a tenant calling about water coming through the ceiling. Exciting is an outdoor unit failing during a holiday weekend. Exciting is discovering that the filter has not been changed since the previous tenant's previous roommate's cat was in residence. Give me boring every time.



Whether you manage one duplex or a growing portfolio, treat air conditioning as an essential property system, not a seasonal afterthought. Work with a reliable HVAC professional, and when plumbing, drains, leak repair, heating installation, and cooling overlap, use people who can see the whole picture. A company like TruFinity Plumbing Heating & Cooling can help rental owners keep the mechanical side of the property less chaotic, which is about as close to luxury as maintenance gets.

Tenants remember comfort. Owners remember invoices. Proper AC maintenance keeps both from becoming unpleasant.

TruFinity Plumbing Heating & Cooling – Local Business Details

Kelowna

Name: TruFinity Plumbing Heating & Cooling

Address: 470 Neave Ct #104, Kelowna, BC V1V 2M2

Phone: (250) 800-3811

Website: <https://www.trufinity.ca/>

Email: service@trufinity.ca

Hours: Monday–Sunday: 24/7 emergency service; regular office hours

Open-location code: WJG5+43 Kelowna, British Columbia

Map/listing URL: <https://www.google.com/maps/search/?>

[api=1&query=Google&query_place_id=ChIJdW3cozyNfVMRCGc2lc4HQEE](https://www.google.com/maps/search/?api=1&query=Google&query_place_id=ChIJdW3cozyNfVMRCGc2lc4HQEE)

Kelowna

Map/listing URL:

Socials: <https://www.youtube.com/@TruFinityphc/> <https://www.linkedin.com/company/trufinityphc/>
<https://www.facebook.com/TruFinityPHC/> <https://www.instagram.com/trufinityphc/>

West Kelowna

Name: TruFinity Plumbing Heating & Cooling

Address: 615 Keefe Rd, West Kelowna, BC V1Z 1C6

Phone: [\(778\) 721-8344](tel:7787218344)

Website: <https://www.trufinity.ca/service-areas/west-kelowna>

Email: service@trufinity.ca

Hours: Monday–Sunday: 24/7 emergency service; regular office hours

Open-location code: VFC6+92 West Kelowna, British Columbia

Map/listing URL: <https://www.google.com/maps/search/?>

[api=1&query=Google&query_place_id=ChIJL2YLkWF1gIQR9Oipb-mQN-4](https://www.google.com/maps/search/?api=1&query=Google&query_place_id=ChIJL2YLkWF1gIQR9Oipb-mQN-4)

Vernon

Name: TruFinity Plumbing Heating & Cooling

Address: 2907 32 St #101, Vernon, BC V1T 5M2

Phone: (778) 721-8375

Website: <https://www.trufinity.ca/service-areas/vernon>

Email: service@trufinity.ca

Hours: Monday–Sunday: 24/7 emergency service; regular office hours

Open-location code: 7P7G+8J Vernon, British Columbia

Map/listing URL: https://www.google.com/maps/search/?api=1&query=Google&query_place_id=ChIJ-9HNzbjZfVMRxIOuhArwg0s

Penticton

Name: TruFinity Plumbing Heating & Cooling

Address: 208 Ellis St #102, Penticton, BC V2A 4L6

Phone: (778) 721-8308

Website: <https://www.trufinity.ca/service-areas/penticton>

Email: service@trufinity.ca

Hours: Monday–Sunday: 24/7 emergency service; regular office hours

Open-location code: GC25+3X Penticton, British Columbia

Map/listing URL: [https://www.google.com/maps/search/?](https://www.google.com/maps/search/?api=1&query=Google&query_place_id=ChIJAW_Kf_JjglQRgcB712INvLw)

[api=1&query=Google&query_place_id=ChIJAW_Kf_JjglQRgcB712INvLw](https://www.google.com/maps/search/?api=1&query=Google&query_place_id=ChIJAW_Kf_JjglQRgcB712INvLw)

Kamloops

Name: TruFinity Plumbing Heating & Cooling

Address: 1121 12th St, Kamloops, BC V2B 8A7

Phone: [\(250\) 800-3811](tel:(250)800-3811)

Website: <https://www.trufinity.ca/service-areas/kamloops>

Email: service@trufinity.ca

Hours: Monday–Sunday: 24/7 emergency service; regular office hours

Open-location code: PJ4G+8J Kamloops, British Columbia

Map/listing URL: https://www.google.com/maps/search/?api=1&query=Google&query_place_id=ChIJ99-XllgtfIMRdHSof-MBEUA

TruFinity Plumbing Heating & Cooling provides plumbing, heating, cooling, drain, sewer, water quality, and indoor air quality services for homes and businesses across the Okanagan and nearby service areas.

The team serves customers through local pages for Kelowna, West Kelowna, Vernon, Penticton, and Kamloops, helping property owners find support close to their community.

For plumbing needs, TruFinity can help with repairs, fixture work, water heaters, gasfitting, inspections, and related home-service projects.

For heating and cooling, the company lists furnace, boiler, heat pump, AC, mini-split, thermostat, HVAC repair, installation, and maintenance services.

Customers looking for local service can use the Google Business Profile links for Kelowna, West Kelowna, Vernon, Penticton, and Kamloops to find the nearest TruFinity listing.

The brand's public contact information includes service@trufinity.ca and the main website at <https://www.trufinity.ca/>.

Kelowna customers can contact the local page at (250) 800-3811, while West Kelowna, Vernon, and Penticton each list dedicated local phone numbers.

TruFinity's website highlights 24/7 emergency service availability for urgent plumbing and HVAC issues, with regular office hours requiring confirmation if needed.

For the most accurate location details, customers should check the relevant map/listing URL or contact TruFinity directly before visiting a service address.

Popular Questions About TruFinity Plumbing Heating & Cooling

What services does TruFinity Plumbing Heating & Cooling provide?

TruFinity lists plumbing, heating, cooling, drain and sewer, water and air quality, and construction-related services. Common services include plumbing repairs, water heaters, gasfitting, furnace services, heat pumps, AC services, mini-splits, drain cleaning, sewer line services, and indoor air quality support.

Where does TruFinity Plumbing Heating & Cooling provide service?

TruFinity lists service-area pages for Kelowna, West Kelowna, Vernon, Penticton, and Kamloops. Customers should use the nearest location page or Google Business Profile link to confirm the best local contact option.

Does TruFinity handle both plumbing and HVAC?

Yes. TruFinity's official site lists plumbing as well as heating and cooling services, including furnace, boiler, heat pump, AC, mini-split, and thermostat services.

Does TruFinity offer emergency service?

The website states that TruFinity is available around the clock for urgent plumbing and HVAC issues. Regular office hours were not clearly listed for every location and should be confirmed directly with the business.

What is the Kelowna TruFinity address?

The Kelowna location is listed as 470 Neave Ct #104, Kelowna, BC V1V 2M2. The Kelowna phone listed on the service-area page is [\(250\) 800-3811](tel:2508003811).

What is the West Kelowna TruFinity address?

The West Kelowna location is listed as 615 Keefe Rd, West Kelowna, BC V1Z 1C6. The West Kelowna phone listed on the service-area page is [\(778\) 721-8344](tel:7787218344).

What is the Vernon TruFinity address?

The Vernon location is listed as 2907 32 St #101, Vernon, BC V1T 5M2. The Vernon phone listed on the service-area page is [\(778\) 721-8375](tel:7787218375).

What is the Penticton TruFinity address?

The Penticton location is listed as 208 Ellis St #102, Penticton, BC V2A 4L6. The Penticton phone listed on the service-area page is [\(778\) 721-8308](tel:7787218308).

What is the best way to contact TruFinity Plumbing Heating & Cooling?

Customers can call [\(250\) 707-8285](tel:2507078285), email service@trufinity.ca, or visit <https://www.trufinity.ca/>. Social profiles include <https://www.facebook.com/TruFinityPHC/> <https://www.instagram.com/trufinityphc/> <https://www.linkedin.com/company/trufinityphc/> and <https://www.youtube.com/@TruFinityphc/>.

Landmarks Near Kelowna, West Kelowna, Vernon, Penticton & Kamloops

Knox Mountain Park – Kelowna

A well-known Kelowna landmark near central neighbourhoods and lakeside routes.

Orchard Park Shopping Centre – Kelowna

A major Kelowna shopping area close to many residential and commercial properties.

UBC Okanagan – Kelowna

A major campus area in north Kelowna near residential developments, rentals, and service properties.

Downtown Kelowna and Bernard Avenue – Kelowna

Downtown Kelowna includes shops, restaurants, offices, apartments, and nearby homes that may need plumbing or HVAC service.

Rose Valley Regional Park – West Kelowna

A recognizable West Kelowna area near hillside neighbourhoods.

Gellatly Bay Waterfront – West Kelowna

A lakeside West Kelowna landmark near homes, townhomes, and small businesses.

Polson Park – Vernon

A central Vernon landmark near neighbourhoods and local businesses.

Village Green Shopping Centre – Vernon

A practical Vernon reference point for residents and commercial properties.

Okanagan Lake Park – Penticton

A downtown Penticton waterfront landmark close to homes, rentals, restaurants, and shops.

Skaha Lake Park – Penticton

A major south Penticton landmark near residential areas and seasonal properties.

Riverside Park – Kamloops

A central Kamloops landmark near downtown homes and commercial properties.

Aberdeen Mall – Kamloops

A major Kamloops reference point near residential and commercial areas.