OTTAWA GARAGE DOOR REPAIRS

Seals, Rollers & Tracks

Weather seals, rollers and tracks: signs of wear and what the repair quote should name

5 Expert Answers from Garage Door IQ

ottawagaragedoorrepairs.ca/construction-brain

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Q1

My bottom seal froze and tore in Kanata: what is the repair price?

Published 2025–2026 Ottawa estimates put weather seal replacement in the range of about $250 to $420, before tax. Your quote will differ.

That range covers weather seals as a job; ask the company whether the quote is for the bottom seal alone or includes the side and top seals as well, and whether removal of the old seal is included. A bottom seal that froze and tore is a straightforward swap, but the company will look at the door's bottom edge and the seal retainer to confirm nothing else needs attention before quoting.

We did not find a separate published price for a bottom seal on its own, so if a company quotes you a figure well outside the $250 to $420 band, ask them to break out parts and labour in writing so you can see what the difference covers.

Under the Consumer Protection Act, 2002, s.10(1), if your agreement includes an estimate, the supplier shall not charge you an amount that exceeds the estimate by more than 10 per cent. That applies to any consumer agreement that includes an estimate, so getting the number in writing before work starts matters.

Before the technician begins, ask for the price, a clear description of exactly what the job includes, and the date the work is to be done, all on paper.

Q2

When do Ottawa companies quote a full set of garage door rollers?

We did not find a published rule or practice for when Ottawa companies quote a full set rather than single rollers, so ask the company that quotes you. The published figure is for a set: about $120 to $260, before tax, in 2025–2026 estimates from Ottawa garage door companies.

A door that grinds, shakes or runs unevenly in its tracks is one sign homeowners notice; a technician confirms what is worn.

Ask what the quote covers before agreeing. A roller quote should name the number of rollers included, the labour to remove and reinstall them, and whether any track adjustment is part of the price. If the company found the rollers while diagnosing something else, ask for the roller price as its own line so you can see what each part of the job costs separately.

If the door is also due for weather seals, published Ottawa estimates put those at about $250 to $420. Ask for each item priced on its own line so you can compare and decide what to go ahead with.

Before you agree to the job, ask the company to confirm in writing exactly how many rollers the quote includes and whether the price changes if more need to come out once the work starts.

Q3

A car bent my garage door track in Gloucester: what should the quote spell out?

For a bent track, the quote should spell out every part being replaced or straightened, the labour to do it, and whether the opener is being disconnected and reconnected as part of the job.

Here is what a fair written quote should name for a bent-track repair in Gloucester:

- Which track or tracks are being replaced or straightened.
- Whether the door panels are being inspected for damage from the same impact, and what happens if a panel needs to come out.
- The lift cables: if one is damaged, whether replacement is included or priced separately. Cables are attached to the spring system; leave them to a trained technician. Published 2025-2026 Ottawa estimates put lift cable repair at about $170 to $320; ask whether that is one side or both.
- Whether the rollers are being replaced as part of the job. Published estimates put a set of rollers at about $120 to $260.
- Labour as a separate line, not bundled invisibly into parts.
- Whether the door is being tested and squared after the track work, and who is responsible if it does not operate correctly once the job is done.
- HST shown separately.

If the impact was hard enough that the door itself is visibly bent or a panel is cracked, ask for a panel replacement price alongside the track repair price. Published 2025-2026 Ottawa estimates put a single panel at about $300 to $700, but only if a matching panel is still made for your door. If the door is older and a match is not available, ask for a full door replacement price as well, so you can compare both options on paper before deciding.
Get the scope of work and the price in writing before the technician starts. We did not find two independent Ottawa prices for track work, so no range is shown for the track itself.

Ask the company to confirm in writing which parts are being replaced versus which are being straightened, so you know what you are paying for.

Q4

Does a seal quote in Ottawa include removing the old seal?

Ask, because a quote can leave it out. Published 2025–2026 Ottawa estimates put weather seals at about $250 to $420, before tax, and that figure alone does not tell you whether removing and disposing of the old seal is in it.

A fair written quote for this job should name each of the following:

- which seal is being replaced: the bottom seal, the perimeter weatherstrip, or both
- labour to remove the old seal
- the new seal material
- any other part, each on its own line

If the company finds another part that needs work once the old seal is off, ask for that price in writing before it is done. Some Ottawa companies say diagnosis is free if you go ahead with the repair; ask about any visit charge before booking. Your quote will differ from the published range, so compare what each quote includes rather than the bottom line alone.
Before agreeing, ask the company to put in writing exactly which seals are covered, whether removal of the old material is included, and how any extra part found during the job would be priced.

Q5

Rollers replaced on my Riverside South door: what should the invoice list?

A roller replacement invoice should spell out exactly what was done and what was used, so you can compare it with any other quote and know what you paid for.

The line items to look for:

- Number of rollers replaced (ask whether the quote covers all rollers on the door or only the worn ones)
- Labour, listed separately from parts
- Service call or trip charge, if the company applies one
- Any other part replaced at the same visit, each on its own line
- HST shown as its own line

Published 2025-2026 Ottawa estimates put a set of rollers at about $120 to $260 installed, before tax. If your invoice sits outside that range, ask the company to walk you through the difference between parts cost and labour

cost.

Before the technician starts, ask whether the quote covers every roller on the door or a partial set, so the invoice matches what you agreed. If cable or spring work comes up at the same visit, ask for that price in writing first.

When you have two written quotes in front of you, line up the roller count, the labour charge and any trip fee side by side so you are comparing the same scope of work, not just the bottom line.

Disclaimer: This guide is provided for informational purposes only by Ottawa Garage Door Repairs. It does not constitute professional advice. Always consult qualified contractors and your local building authority (the City of Ottawa) before changing a garage door opening. A wider or new opening needs a City building permit, and new electrical work is filed with the Electrical Safety Authority. Information is current as of November 15, 2026 and may change. Visit **ottawagaragedoorrepairs.ca** for the latest answers.