



The Corporation of the Town of LaSalle

Date:	January 12, 2018	Report No:	DS-02-2018
Directed To:	Mayor and Members of Council	Attachments:	
Department:	Development & Strategic Initiatives		
Prepared By:	L. Silani, M.Pl., MCIP, RPP Director of Planning & Development Services B. Rusan, CBO Manager of Building Services	Policy References:	
Subject:	New Enforcement Responsibilities Pertaining To Residential Rental Maintenance Standards		

RECOMMENDATION:

That this Information Report Be Received.

REPORT:

The purpose of this report is to provide information to Council, regarding legislative changes made recently by the Province of Ontario that will require Council to allocate Town resources to begin enforcing Residential Rental Maintenance Standards.

Beginning July 1, 2018, all municipalities in Ontario will be required to enforce maintenance standards for rental properties. Municipalities such as the Town of LaSalle, which do not currently utilize a Property Standards By-law are being given two options:

- Option 1 – Prepare and Adopt a Property Standards By-law under Section 15 of the Building Code Act, that would include residential rental maintenance standards (both interior and exterior building standards), and begin enforcing these standards; or
- Option 2 – Begin enforcing the existing Provincial Residential Tenancies Act (RTA) Maintenance Standards, as set out in Ontario Regulation 517/06 of the RTA.

With either option, beginning July 1st, Town Staff will be required to:

- Receive written complaints from tenants, regarding the standards of maintenance for the rental unit that they live in;
- Undertake inspections of the property in question;
- Issue work orders to landlords to complete required repairs;
- Ensure compliance by landlords;
- Where necessary, commence legal proceedings to obtain compliance with the applicable interior and/or exterior building standards.

Senior Building and Planning Staff are currently reviewing both options, and will be preparing a subsequent Staff Report (with recommendations) in advance of the July 1st commencement date. It should be noted that MMAH is in the process of developing a training program to be made available to municipal staff that will be assigned this new area of enforcement. We have informed MMAH's London Office that our Staff wish to be included as part of their program once it becomes available.

We would be pleased to answer any questions with respect to the contents of this Staff Report.

Respectfully,



L. Silani, M.Pl., MCIP, RPP
Director of Development &
Strategic Initiatives Services



B. Rusan, CBO
Manager of Building Services

Attachments

Reviewed by:

CAO	Finance	Clerk	Public Works	Development & Strategic Initiatives	Culture & Recreation	Fire
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