



## The Corporation of the Town of LaSalle

---

|                     |   |                     |                                  |
|---------------------|---|---------------------|----------------------------------|
| <b>Date:</b>        | June 18, 2018   | <b>Report No:</b>   | DS-41-18                         |
| <b>Directed To:</b> | Mayor and Members of Council  | <b>Attachments:</b> | January 12, 2018<br>Staff report |
| <b>Department:</b>  | Development & Strategic Initiatives                                       |                     |                                  |
| <b>Prepared By:</b> | Allen Burgess, MCIP, RPP<br>Supervisor of Planning & Development Services |                     |                                  |
| <b>Subject:</b>     | Enforcement of Residential Rental Maintenance Standards                   |                     |                                  |

---

### RECOMMENDATION:

It is recommended that the Town of LaSalle begin to enforce the Residential Tenancies Act, 2006 and Council appoint Allen Burgess, Roxanne Renaud, Andrew Colucci, and David Attwood as Inspectors for the purpose of enforcing the prescribed maintenance standards contained in Ontario Regulation 517/06 under the Residential Tenancies Act, 2006, S.O. 2006, c. 17.

### REPORT:


In 2006 the Province of Ontario enacted the Residential Tenancies Act. The Ministry of Housing is responsible for its enforcement for municipalities that did not enact property standards by-laws. Amendments to the Residential Tenancies Act were passed December 7<sup>th</sup>, 2016 under the Promoting Affordable Housing Act, 2016. These amendments required municipalities without property standards by-laws to enforce the standards set out in Ontario Regulation 517/06 effective July 1, 2018.

Administration brought forward an information report dated January 12, 2018. In reviewing the options presented in that report, administration believe it is best to proceed with "Option 2" in that the municipality will enforce the existing prescribed maintenance standards contained in Ontario Regulation 517/06 under the Residential Tenancies Act, 2006, S.O. 2006, c. 17.


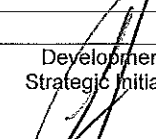
At this time it is unknown what the demand for these inspections will be, but we will monitor activity and report back to Council in 2019. At that time we will re-examine our inspection process and if required identify alternative enforcement measures if necessary.

We would be pleased to answer any questions with respect to the comments and recommendations that are contained within this Staff report.

Yours truly,

  
Allen Burgess, MCIP, RPP  
Supervisor of Planning & Development Services

### *Attachments*

| Reviewed by:  |         |       |                        |  |                      |      |
|---|---------|-------|------------------------|--|----------------------|------|
| CAO   | Finance | Clerk | Environmental Services | Development & Strategic Initiatives  | Culture & Recreation | Fire |
|  |         |       |                        |  |                      |      |



## 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 **Policy**  
Director of Planning & Development **References:**  
Services  
B. Rusan, CBO  
Manager of Building Services

**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.

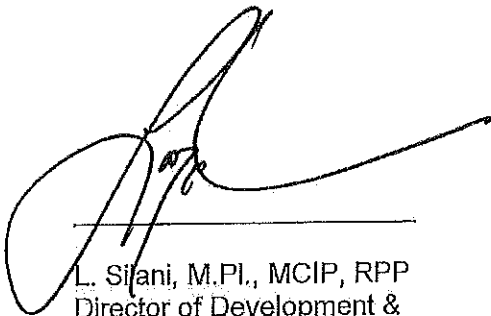
With either option, beginning July 1st, Town Staff will be required to:

- 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.

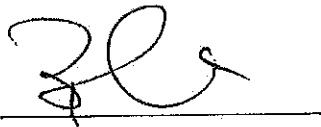
Senior Building and Planning Staff are currently reviewing both options, and will be preparing a subsequent Staff Report (with recommendations) in advance of the July 1<sup>st</sup> commencement date. It should be noted that MMAH is in the process of developing a training program to be made available 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 &<br>Strategic<br>Initiatives | Culture &<br>Recreation | Fire |