

Authority: Planning and Transportation Committee Report No. 8, Clause No. 5,  
as adopted by City of Toronto Council on August 1, 2, 3 and 4, 2000  
Enacted by Council: August 3, 2000

**CITY OF TORONTO**

**BY-LAW No. 499-2000**

**To require the maintenance of adequate heat in rented accommodation.**

WHEREAS Council has authority under paragraph 76 of section 210 of the *Municipal Act* to pass this by-law;

The Council of the City of Toronto HEREBY ENACTS as follows:

**Definitions**

1. In this by-law,
  - (a) “dwelling unit” means an enclosed living area used or designed to be used for human habitation;
  - (b) “landlord” includes an owner and any person for the time being managing or receiving the rent of the land or premises in connection with which the word is used, whether on the person's own account or as agent or trustee of any other person; and
  - (c) “officer” means any City employee assigned responsibility for enforcing this by-law.

**Minimum Temperature**

2. A landlord shall provide heat to a dwelling unit that is rented or leased and that is normally heated at the landlord's expense so that a minimum air temperature of twenty-one degrees (21°) Celsius is maintained in all areas of the dwelling unit from the 15th day of September in each year to the 1st day of June in the following year.

**Inspection**

3.
  - (1) Where an officer receives a complaint from a person identified as the tenant or lessee of a dwelling unit that is normally heated at the landlord's expense, the officer may enter and inspect the premises in which the dwelling unit is located at any reasonable time for the purpose of determining compliance with this by-law.
  - (2) No person shall obstruct, hinder or delay an officer in making an inspection under subsection (1).

**Offence**

4. Any person who contravenes any provision of this by-law is guilty of an offence and upon conviction is liable to a fine or penalty as provided for in the *Provincial Offences Act*.

**Repeal**

5. (1) Except as provided in subsection (2), the following are repealed:
- (a) Chapter 154, Heating, of the former City of Etobicoke Municipal Code;
  - (b) Section 210-30 of Chapter 210, Housing Standards, of the former City of Toronto Municipal Code;
  - (c) Section 4.3.2 of By-law No. 39-90 of the former Borough of East York;
  - (d) By-law No. 11560, as amended, of the former City of North York;
  - (e) Chapter 875, Heat–Adequate–Rental Dwelling, of the former City of York Municipal Code; and
  - (f) By-law No. 23889 of the former City of Scarborough.
- (2) Where a person is alleged to have contravened a provision, by-law or chapter listed in subsection (1) prior to the date this by-law comes into force, the provision, by-law, or chapter listed in subsection (1) shall continue to be in full force and effect for the purposes of any enforcement proceedings brought against such person until the proceedings have been concluded.

ENACTED AND PASSED this 3rd day of August, A.D. 2000.

CASE OOTES,  
Deputy Mayor

NOVINA WONG,  
City Clerk

(Corporate Seal)