

Authority: Planning and Housing Committee Item PH10.4,
adopted as amended, by City of Toronto Council on
November 26 and 27, 2019

CITY OF TORONTO

BY-LAW 1750-2019

To amend City of Toronto Municipal Code Chapter 354, Apartment Buildings and Chapter 441, Fees and Charges.

Whereas under sections 7 and 8 of the City of Toronto Act, 2006, the City may pass by-laws in respect of the health, safety and well-being of persons and the economic, social and environmental well-being of the City; and

Whereas Council authorized the adoption of City of Toronto Municipal Code Chapter 354, Apartment Buildings, to provide regulations for the operation of apartment buildings within the City of Toronto to better protect the public and enhance the quality of life and living standards for tenants; and

Whereas Council has authorized amendments to City of Toronto Municipal Code Chapter 354, Apartment Buildings and Chapter 441, Fees and Charges;

The Council of the City of Toronto enacts:

1. Municipal Code Chapter 354 is amended by:
 - A. deleting § 354-3.2B and replacing it with the following new § 354-3.2B:
 - B. The following information shall be posted on the notification board:
 - (1) planned or unplanned service disruptions, including disruption to heat, water, security, electricity and elevators and all information related to:
 - (a) the nature of disruption;
 - (b) duration of disruption; and
 - (c) rental units, if any, impacted by the disruption;
 - (2) major capital projects and all information related to:
 - (a) the nature of the project;
 - (b) duration of the project; and
 - (c) rental units, if any, impacted by the project;

- (3) the cleaning plan required in accordance with this chapter;
- (4) emergency contact information, in accordance with § 629-5.1B, C and D of Chapter 629, Property Standards;
- (5) a copy of the most recent building evaluation result document received by the owner or operator from the Municipal Licensing and Standards Division;
- (6) information on the RentSafeTO program, including contact information for 311;
- (7) the location of an air-conditioned place in the building and of other locations on the property that offer relief from uncomfortably warm indoor temperatures, including a cooling room or shaded area, if accessible to all tenants;
- (8) the name, address and map to the nearest location of a publicly accessible air-conditioned location;
- (9) any of the following orders or notices issued by the City that apply to a common area:
 - (a) an order issued in accordance with Chapter 629, Property Standards;
 - (b) a notice issued in accordance with Chapter 485, Graffiti; and
 - (c) a notice of non-compliance issued in accordance with Chapter 844, Waste Collection, Residential Properties;
- (10) any notice of any appeal to an Order made under s. 15.2 of the Building Code Act, 1992 in relation to a common area of an apartment building, including the time and dates of any scheduled appeals;
- (11) information related to any violations of the Ontario Fire Code as identified by Toronto Fire;
- (12) notice of the date of a scheduled audit by the City's Municipal Licensing and Standards Division at least 30 days prior to the audit, containing contact information for the Municipal Licensing and Standards Division to allow for tenants to make complaints and ensure the audit inspection incorporates relevant pre-existing issues;

- (13) any pest control treatment activities, including:
- (a) a schedule of pest control services, including anticipated treatment and preventative activities;
 - (b) service standards for pest control services, including timelines that tenants can expect for scheduling treatment when an owner or operator is made aware of the presence of pests;
 - (c) the date of any treatment;
 - (d) the name of the pest extermination business operator licensed by the Ministry of the Environment undertaking the treatment;
 - (e) a certificate or other documentation provided by a licensed exterminator or pesticide operator on completion of pest control services;
 - (f) the nature of the treatment;
 - (g) information on any pesticide or other product used by a licensed exterminator or pesticide operator during pest control treatment activities; and
 - (h) such information shall not include the location of the pest control treatment activities; and
- (14) any other information or document required by the Executive Director.

- B. adding the following new § 354-3.2C and D:
- C. The owner or operator shall provide information to tenants on the RentSafeTO program annually and on the signing of a lease agreement with tenants.
- D. The owner or operator shall provide a copy of the most recent building evaluation result document received by the owner or operator from the Municipal Licensing and Standards Division to any person who requests this document.

- C. deleting § 354-3.7 and replacing with the following new § 354-3.7:

§ 354-3.7. State of good repair plan.

- A. An owner or operator shall have, maintain and keep current a state of good repair plan that includes a comprehensive five-year forecast of capital element and common element repairs and improvements as well as other anticipated work that will impact tenants' access to, or enjoyment of, the property.
- B. A state of good repair plan shall include a list of the capital and common elements of the apartment building(s) and a date upon which the element will be scheduled to be replaced or updated.
- C. For the purposes of Subsection B, a capital and common element shall include, but is not limited to:
- (1) roofs;
 - (2) elevators;
 - (3) building facades;
 - (4) windows;
 - (5) major mechanical and air treatment systems;
 - (6) garages;
 - (7) interior flooring and wall finishes;
 - (8) balconies;
 - (9) guardrails;
 - (10) stairwells and stairwell handrails; and
 - (11) building access and emergency exit doors.
- D. An owner or operator shall provide a copy of the state of good repair plan to any tenant or prospective tenant within 60 days of receiving a request.

2. Schedule 12, Municipal Licensing and Standards, of Appendix C of City of Toronto Municipal Code Chapter 441 is amended by adding the following new fee:

Ref. No.	Service	Fee Description	Category	Fee Basis	Fee	Annual Adjustment
New	Private Properties	Cost recovery related to the provision of Emergency Social Services in Apartment Buildings with three or more stories and 10 or more units where a substantial portion of a building becomes uninhabitable because of a disruption and the landlord fails to provide re-housing.	Full Cost Recovery	Actual Cost to provide Emergency Social Services	Variable	No

3. Section 1 of this by-law comes into force on March 1, 2020 and Section 2 comes into force on the date this by-law is enacted and passed.

Enacted and passed on December 18, 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)