

Authority: City Council Item CC33.25, adopted as amended by City of Toronto Council on October 8 and 9, 2025
City Council voted in favour of this by-law on October 9, 2025
Written approval of this by-law was given by Mayoral Decision 13-2025 dated October 9, 2025

CITY OF TORONTO

BY-LAW 1176-2025

To amend City of Toronto Municipal Code Chapter 354, Apartment Buildings to establish colour-coded signage based on the building score for RentSafeTO buildings.

The Council of the City of Toronto enacts:

1. The City of Toronto Municipal Code Chapter 354, Apartment Buildings is amended as follows:

A. Amending subsection § 354-3.2(C) by adding the words “, including under the colour-coded rating system,” after the words “rating of the apartment building” such that it reads as follows:

The owner or operator shall provide information to prospective tenants and tenants on the RentSafeTO program, including informing them of the rating of the apartment building, including under the colour-coded rating system, and evaluation used to determine that rating, before a lease agreement is signed, on the signing of a lease agreement and annually.

B. Amending subsection § 354-3.2(D) by adding the words “, including under the colour-coded rating system,” after the words “building evaluation result document” such that it reads as follows:

The owner or operator shall provide a copy of the most recent building evaluation result document, including under the colour-coded rating system, received by the owner or operator from the Municipal Licensing and Standards Division to any person who requests this document

C. Adding a new subsection § 354-3.2(E) to read as follows:

E. Colour-coded rating signage

(1) Every owner or operator shall keep posted, in a conspicuous location satisfactory to the Executive Director near the entrance of each apartment building, a colour-coded rating sign in a form satisfactory to the Executive Director reflecting the most recent colour-coded rating assigned to the apartment building by the Executive Director.

- (2) Where the Executive Director notifies the owner or operator that the evaluation score of the apartment building has changed, the owner or operator shall replace the colour-coded rating sign with a new colour-coded rating sign reflecting the new colour-coded rating within 14 calendar days of the Executive Director providing the notice.

D. Adding a new subsection § 354-5.1(C) to read as follows:

- C. The Executive Director is authorized to establish an apartment building evaluation system based on the results of site visits, pre-audits, audits and/or any other inspection assessing an apartment building's compliance with City by-laws and other applicable law, with such a building evaluation system including:
 - (1) providing each apartment building an evaluation score which will be posted on the City's website; and
 - (2) developing a colour-coded rating system sorting apartment buildings into categories based on their compliance with City by-laws and other applicable law and providing each apartment building a colour-coded rating which the owner or operator must post in the apartment building.

2. This by-law shall be deemed to come into force on June 15, 2026.

Enacted and passed on October 9, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)