

Authority: Planning and Housing Committee Item PH25.8,
adopted as amended by City of Toronto Council on
November 12 and 13, 2025
City Council voted in favour of this by-law on November
13, 2025
Written approval of this by-law was given by Mayoral
Decision 14-2025 dated November 13, 2025

CITY OF TORONTO

BY-LAW 1346-2025

To amend City of Toronto Municipal Code Chapter 629, Property Standards, Chapter 632, Property, Vacant or Hazardous and Chapter 835, Vital Services, Discontinuance of.

Whereas under section 15.1 of the Building Code Act, 1992, the City may pass a by-law prescribing standards for the maintenance and occupancy of property within the municipality or within any defined area or areas; and

Whereas under section 8 of the City of Toronto Act, 2006, the City may pass by-laws in respect of the economic, social and environmental well-being of the City, the health, safety and wellbeing of persons and protection of persons and property, including consumer protection;

Whereas under Part XIII of the Residential Tenancies Act, 2006, the City may pass a by-law requiring every landlord to provide adequate and suitable vital services to each of the landlord's rental units;

The Council of the City of Toronto enacts:

- 1.** City of Toronto Municipal Code Chapter 629, Property Standards, is amended by:

A. Adding a new § 629-3.2 as follows:

§ 629-3.2 Reporting.

- A. The Chair of the Property Standards Committee shall report annually to the Planning and Housing Committee, or its successor, and the report shall include:
 - (1) A summary of the activities of the Property Standards Committee, including the number of items heard in the calendar year across all four hearing panels, and any changes made to the hearing process during the past year;
 - (2) Emerging issues and observations that, in the Property Standards Committee's opinion, should be reviewed by the City of Toronto; and

- (3) Any other matters that, in the Property Standards Committee's opinion, impact the effective operation of the property standards appeal process.
- B. Deleting section § 629-10F.
- C. Deleting section § 629-24.
- 2. City of Toronto Municipal Code Chapter 632, Property, Vacant or Hazardous is amended by adding a new § 632-4F as follows:
 - F. Every owner shall ensure that a vacant property that is not a building is secured by fencing or similar devices to prevent unauthorized entry.
- 3. City of Toronto Municipal Code Chapter 835, Vital Services, Discontinuance of, is amended by:
 - A. Deleting the definition for “Commissioner” from § 835-1.
 - B. Adding the following definition for “Executive Director” to § 835-1 in alphabetical order:

EXECUTIVE DIRECTOR – The Executive Director of Municipal Licensing and Standards or their designate or successor.
 - C. Amend the definition for “Landlord” in § 835-1 so that it reads as follows:

LANDLORD – Includes:

 - A. The owner of a rental unit or any other person who permits occupancy of a rental unit, other than a tenant who occupies a rental unit in a residential complex and who permits another person to also occupy the unit or any part of the unit.
 - B. The heirs, assigns, personal representatives and successors in title of a person referred to in Subsection A of this definition.
 - C. A person, other than a tenant occupying a rental unit in a residential complex, who is entitled to possession of the residential complex and who attempts to enforce any of the rights of a landlord under a tenancy agreement or the Residential Tenancies Act, 2006, S.O. 2006, c. 17, including the right to collect rent.
 - D. Amend the definition for “Vital Service” in § 835-1 so that it reads as follows:

VITAL SERVICE – hot or cold water, fuel, electricity, gas or, during the part of each year prescribed by the regulations made under the Residential Tenancies Act, 2006, Statutes of Ontario 2006, circa 17, heat.

- E. Amending § 835-4 by deleting the word “Commissioner” and replacing it with the words “Executive Director”.
- F. Add a new § 835-9.1., so it reads as follows:

§ 835-9.1. Entry to inspect.

- A. In compliance with section 218 of the Residential Tenancies Act, 2006, the Executive Director may, at all reasonable times, enter and inspect a building or part of a building with respect to which this Chapter applies for the purpose of determining compliance with this Chapter or a direction given under § 835-4.
- B. Despite § 835-9.1.A., the Executive Director shall not enter a rental unit,
 - (1) unless they have obtained the consent of the occupier of the rental unit after informing them that they may refuse permission to enter the unit; or
 - (2) unless they are authorized to do so by a warrant issued under section 231 of the Residential Tenancies Act.
- G. Amend § 835-10 by:
 - (1) Amending section § 835-10.A., by deleting the words “Every person” and replacing them with the words “A person, other than a corporation,” and adding the words “ and is liable on conviction to a fine of not more than \$50,000” at the end of the sentence, so it reads as follows:
 - A. ~~Every person~~ A person, other than a corporation, who contravenes or fails to comply with §§ 835-2, 835-4, 835-5, 835-6 or 835-8 is guilty of an offence for each day or part of a day on which the offence occurs or continues and is liable on conviction to a fine of not more than \$50,000.
 - (2) Adding a new section § 835-10.A.1, so it reads as follows:
 - A.1 A corporation, that contravenes or fails to comply with §§ 835-2, 835-4, 835-5, 835-6 or 835-8 is guilty of an offence and is liable on conviction to a fine of not more than \$250,000.

- (3) Amending section § 835-10.B., by adding the words “and is liable on conviction to a fine of not more than \$50,000” at the end of the sentence so it reads as follows:

- B. Every director or officer of a corporation that is convicted of an offence who knowingly concurs in the commission of the offence is guilty of an offence and is liable on conviction to a fine of not more than \$50,000.

4. This by-law shall come into force as follows:

- A. Sections 1 and 2 shall come into force on March 1, 2026.
- B. Section 3 shall come into force on December 1, 2025.

Enacted and passed on November 13, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)