

City Council**Notice of Motion**

MM25.31	ACTION			Ward:All
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Establishing Appropriate Room Temperatures for Tenants - by Councillor Josh Matlow, seconded by Councillor John Parker

** Notice of this Motion has been given.*

** This Motion is subject to referral to the Licensing and Standards Committee. A two thirds vote is required to waive referral.*

Recommendations

Councillor Josh Matlow, seconded by Councillor John Parker, recommends that:

1. City Council request the City Manager to:
 - a. study the effectiveness of amending Municipal Code Chapter 497, Heating, by setting an earlier date to which landlords may stop heating rental units; and
 - b. consult with landlords and tenants' organizations towards implementing a maximum allowable room temperature in rental housing units.

Summary

Toronto tenants have the right to a comfortable and healthy home. This motion seeks to amend the City's Municipal Code in order to better regulate room temperatures during the spring and summer months.

Municipal Code Chapter 497 requires that landlords turn on the heat in rental housing units from September 15th through to June 1st. This is to ensure that the room temperature be maintained to at least 21 degrees Celsius (70 degrees Fahrenheit). However, this enforcement by date rather than by temperature ensures that during hot days before June 1st, a tenant's unit may be not only uncomfortable but could present a public health issue to the elderly and/or tenants with certain medical conditions.

The month of May frequently sees warm weather in Toronto as 16 of the past 20 years have had days within that month over 28 degrees Celsius. Over the past 2 years there have been 5 days in May over 30 degrees Celsius.

This Motion seeks to change the Municipal Code to reflect the reality that before June 2nd, it may not be necessary to keep the heat on due to warm or hot spring temperatures. Further, it may be necessary to set an acceptable maximum temperature at which rooms can be heated.

(Submitted to City Council on July 11 and 12, 2012 as MM25.31)

Background Information (City Council)

Member Motion MM25.31