

City Council

Notice of Motion

MM7.8	ACTION			Ward: All
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Request to Implement an Adequate Temperature By-law - by Councillor Shelley Carroll, seconded by Councillor Amber Morley

** Notice of this Motion has been given.*

** This Motion is subject to referral to the Planning and Housing Committee. A two-thirds vote is required to waive referral.*

Recommendations

Councillor Shelley Carroll, seconded by Councillor Amber Morley, recommends that:

1. City Council direct the Executive Director, Municipal Licensing and Standards, in consultation with other appropriate Divisions, to report back to the Planning and Housing Committee by the fourth quarter of 2023 on the following:
 - a. require that all landlords provide adequate and suitable heat, meaning the air temperature in a unit is at least 21°C; and
 - b. require that all landlords provide adequate and suitable cooling, meaning that the air temperature in a unit does not exceed 26°C.
2. City Council direct the Executive Director, Customer Experience Division and the Executive Director, Municipal Licensing and Standards, in consultation with other appropriate divisions, to report back to the Planning and Housing Committee by the fourth quarter of 2023 on:
 - a. exploring opportunities to improve data collection and analysis capacity as it relates to extreme temperatures in rental housing; and
 - b. developing a process to monitor complaints submitted by residents about extreme temperatures by collecting information from the Customer Experience Division; and
 - c. recording the number of complaints submitted from residents regarding the temperature of their unit from June 2023 onwards.
3. City Council direct the Executive Director, Municipal Licensing and Standards, the Executive Director, Social Development, Finance and Administration, the Executive Director, Housing Secretariat, and the Director, Environment and Energy, in consultation with the Medical Officer of Health and other appropriate Divisions, to report back to the Planning and Housing Committee on the following outstanding from Item [2018.LS25.1](#) by the third quarter of 2023:

- a. require that all existing apartment buildings provide air conditioned units or an air conditioned cool room in the building;
- b. require that all new apartment buildings have air conditioning and add measures that enable passive cooling; and
- c. require that all apartment buildings undergo retrofits, such as new windows, heavy-duty screens, cladding and other passive and active cooling systems, and updated heating systems to mitigate the negative health impacts of heat on tenants.

Summary

The City has a heating By-law in place to ensure that all landlords provide adequate heating to a minimum air temperature of 21°C from September 15 to June 1. The City also has a property standards By-law that requires that all air-conditioning systems be operated so as to maintain an indoor temperature of not more than 26°C from June 2 to September 14.

City Council declared a climate emergency in 2019, recognizing that temperatures are rising due to climate change and that extreme heat waves have grave health consequences for residents in our City. Many tenants living in apartment buildings experience very high temperatures in their units, and only 6 percent of apartment buildings in Toronto are reported to have air conditioning.

From September 15 to October 15 and May 1 to June 1, landlords are able to turn the heat down or off if the temperature indoors is above 21°C. However, this is at the discretion of the landlord. Tenants Associations in Don Valley North have reported that while their landlord had the discretion to turn off the heat prior to June 1, they did not. Tenants reported temperatures as high as 30°C in their units.

In 2018, the City of Mississauga introduced an Adequate Temperature By-law that defined “adequate and suitable cooling” to be a temperature in a “unit that does not exceed 26°C”. In 2023, the City of Hamilton voted unanimously at its Public Health Committee to support the development of an Adequate Temperature By-law. While Toronto has a heating By-law in place, we do not have a By-law to support our tenants when they experience extreme heat waves. With rising year-round temperatures in Toronto, these conditions will only worsen if we do nothing.

City Council has moved a number of Motions in recognition of this problem. Despite our heating and property standards By-laws, tenants across the City continue to report the same concerns with the extreme heat conditions in their units. Introducing an adequate temperature By-law would ensure that tenants are guaranteed access to safe and comfortable accommodation and would protect their health in our hottest months.

Background Information (City Council)

Member Motion MM7.8