

councilmeeting

From: Arnold Margulis <arnymars@gmail.com>
Sent: May 19, 2026 9:11 PM
To: councilmeeting
Subject: [External Sender] My comments for 2026.MM41.5 on May 20, 2026 City Council

Categories: Communication (New)

To the City Clerk:

Please add my comments to the agenda for the May 20, 2026 City Council meeting on item 2026.MM41.5, Improving Training of City Enforcement Staff - by Councillor Dianne Saxe, seconded by Councillor Jon Burnside.

[Please publish the comments below in the Item's Communications section.](#)

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Comments:

Dear City Council members!

It was discussed many times at City Council and Committee meetings dealing with by-laws enforcement that providing a 24h Notice of Entry to units in rental properties may lead to concealing the problems by landlords present in these units or bad conduct exhibited by occupants towards other tenants or the building.

Several relevant Ontario laws have simple clauses requiring such 24H Notice before any entry. However, Residential Tenancies Act 2026 and ON landlord and Tenant Board enforcing the Act at its Hearings, clarify a number of circumstances when such 24H Notice is NOT required for any kind of by-law enforcement agents and inspectors to enter a targeted residential unit.

Namely, [RTA 2006 sec. 27](#) clarifies when such Notice is required. The landlord with 3-rd parties allowed to enter a rental unit with 24-h Notice for many reasons, including to carry out an inspection. The inspection scope depends on its purpose and is not restricted by the RTA or regulations.

The Act, sec. 26 stipulates when 24H Notice is NOT required, namely if allowed by the tenant, or in case of Emergency, including but not limited to a fire in the rental unit, power outage, water leaking into the unit, or immediate health and safety concerns for the unit and building residents.

The [LTB Interpretation Guideline 19](#) "*The Landlord's Right of Entry into a Rental Unit*" further clarifies and details when the Landlord with or without Inspectors can entry a Unit with and without any Notice.

The [LTB Interpretation Guideline 6](#) "Tenant Rights" cites corresponding Board Case-law in support of entering a Unit with and without prior Notice.

The above guidelines are indispensable when by-law enforcement officers conduct any inspection of targeted or random apartment units of the inspected rental building accompanied by the landlord's staff. Current laws indeed allow to perform proper unit inspections in many cases, provided the inspectors are properly trained and aware of them, and must be part of any suggested Training on the matter.

Thank you,
Arnold Margulis
TSHC Tenant