

What is a multi-tenant house?

Current definitions

Former City of Toronto - “**Rooming house**”: A building that contains dwelling rooms and may also contain one or more dwelling units, where the dwelling rooms, in total are used or designed or intended for use as living accommodation by more than three persons, and the living accommodation is provided in exchange for remuneration.

Former City of Etobicoke - “**Lodging house**”: Any dwelling in which the proprietor supplies for compensation, with or without meals, and with or without communal cooking facilities, accommodation for more than two (2) lodgers.

Proposed harmonized definition for “**multi-tenant house**”:

A building containing five or more multi-tenant house rooms, inhabited or intended to be inhabited by five or more persons who do not function as a single housekeeping unit, and that may be provided to one or more of the persons in return for remuneration or for the provision of services or for both.

For the purposes of a multi-tenant house, a “multi-tenant house room” is a room within a building that is used or intended to be used for sleeping purposes and that may include a bathroom or kitchen facilities for the exclusive use of the room's occupant but does not include both.

Not a multi-tenant house:

- Apartment Building
- Cooperative Student Residence
- Crisis Care Shelter
- Dwelling licensed and inspected by the government of Ontario or Canada
- Hotel
- Municipal Shelter
- Nursing Home
- Residential Care Home
- Retirement Home
- Seniors Community House
- Student Residence
- Tourist Home

** Note that the definition for multi-tenant houses in Parkdale remains unchanged, and will continue to apply.*



Health and safety of residents

Multi-tenant houses in the former cities of Toronto and Etobicoke must be licensed.

Current licensing requirements for multi-tenant house operators include:

Annual / bi-annual inspections

- Determines whether building complies with all applicable laws (e.g. Fire Code, Property Standards Bylaw) to ensure important life and safety standards are being met. Most licences require an annual inspection, but licences for houses in which the operator lives require bi-annual inspections.

Fire safety plan

- Must be approved by the Fire Chief and posted in the premises.
- Identifies the fire-safety features in building, the maintenance program for that equipment, and the fire escape procedures to be undertaken by occupants.

Emergency contact

- Provides name, address, and phone number of an additional contact that the City may reach in case of emergency.

Licensing fee

- Annual fee that varies depending on the class of multi-tenant house to cover costs of administering licensing regime.



Health and safety of residents

The City is considering requiring multi-tenant house operators to **have a zoning review completed for their property.**

This requirement would confirm that the property's use as a multi-tenant house is permitted.

- What are your opinions on including this recommendation?

The City is considering requiring multi-tenant house operators to **submit site plans or floor plans to MLS.**

This requirement would allow enforcement officers to validate the multi-tenant house's layout and intended use during inspections.

- What are your opinions on including this recommendation?



Health and safety of residents

The City is considering requiring multi-tenant house operators to develop a property maintenance plan, waste management plan, and pest management plan for each multi-tenant house.

- What are your opinions on including each of these recommendations?

Property maintenance plan

A property maintenance plan may include how the operator will receive and track tenant requests, and schedules for common area cleaning, snow removal, lawn maintenance, porch/patio cleaning and maintenance, window cleaning, fence maintenance.

Waste management plan

A waste management plan may include date of garbage, green bin and recycling pick-up, person responsible for moving waste/recycling/organics to the curb, plan for surplus waste, location of garbage storage.

Pest management plan

A pest management plan for the prevention, monitoring, and control of pests, and may include the use of licensed pest management professionals.



Health and safety of residents

The City is considering requiring multi-tenant house operators to maintain records of the number of tenants in each multi-tenant house.

This requirement would allow enforcement officers to confirm the intended use and occupancy of the multi-tenant house during inspections.

- What are your opinions on including this recommendation?

The City is considering requiring multi-tenant house operators to have electrical inspections for each multi-tenant house.

An electrical inspection would supplement the existing required inspections, and may provide a life safety benefit for residents.

- What are your opinions on including this recommendation?



Health and safety of residents

Are there other things that the City should consider to help protect the health and safety of residents in multi-tenant houses?

After the bylaw is updated, what is the best way to let residents and operators know of any changes?

