

Request for Decision United Townships of Head, Clara & Maria Council

Type of Decision									
Meeting Date	Tuesday, March 20, 2018				Report Date	Monday, March 12, 2018			
Decision Required	X	Yes		No	Priority	X	High		Low
Direction	X	Information Only			Type of Meeting	X	Open		Closed
Residential Tenancies Act Report - #20/03/2018/1002									

Subject:

Report from *Residential Tenancies Act* Training – March 7, 2018

RECOMMENDATION:

That Council adopt the by-law appointing an inspector for purposes of meeting the legislated requirements of O. Reg. 517/06 under the *Residential Tenancies Act, 2006*.

WHEREAS By-Law # 2018-07 being a by-law to appoint an inspector for the purpose of enforcing the prescribed maintenance standards contained in Ontario Regulation 517/06 under the *Residential Tenancies Act, 2006* for the Corporation of the United Townships of Head, Clara & Maria has been presented to Council for approval;

THEREFORE BE IT RESOLVED THAT By-Law 2018-07 be read a first time short and passed this 20th day of March, 2018.

BACKGROUND/EXECUTIVE SUMMARY:

Although Head, Clara & Maria will likely never receive a complaint under this regulation, we are required to be prepared for that eventuality.

Council has the opportunity to pass this by-law appointing an inspector under this regulation or add these requirements under an existing or proposed property standards by-law. In the past, a property standards by-law has not had much support in Head, Clara & Maria.

It has been stated numerous times at this council table that people live in this type of community to keep the government out of their backyards. Should council choose a further report and draft property standards by-law could be prepared and presented to Council for consideration. It is staff recommendation that this not be pursued.

It is recommended that Robert Labre be appointed so that we meet requirements of the newly downloaded duties.

1. **THAT** Robert Labre, be appointed as an inspector for the purpose of enforcing the prescribed maintenance standards contained in Ontario Regulation 517/06 under the *Residential Tenancies’ Act, 2006*, while in the employment of the Corporation of the United Townships of Head, Clara & Maria;
2. **THAT** the Clerk shall issue to the said Officer a certificate of appointment bearing the Clerk’s signature;

3. **THAT** this By-law shall become effective on the date of final passage.

The by-law will affect single family homes which are being rented. Does not include rentals to the travelling public, cottages, cabins etc.

Any investigations are complaint based. Once a complaint has been received, the investigator completes an inspection. Can provide work orders requesting remedial work be completed. If not complete within the time frame provided, the case is handed off to Ministry staff to follow up.

Options/Discussion:

Adopt by-law. Not comply with provincial legislation. Direct staff to prepare a full property standards by-law.

Policy Impact:

As per legislation downloaded by the province to municipalities to oversee internal property standards for rental properties.

Financial Considerations/Budget Impact:

None at this time.

Others Consulted:

Robert Labre, CBO

Approved and Recommended by the Clerk

Melinda Reith,

Municipal Clerk

M Reith