



A Short Guide to Toronto Municipal Property Standards



FEDERATION OF METRO TENANTS' ASSOCIATIONS





Air-Conditioning

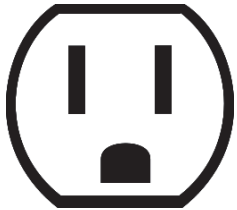
Air-conditioning systems have to be operated from June 2 to September 14 to maintain an indoor temperature of not more than 26 degrees Celsius. (Chapter 629, Section 29)

Bathroom/Water Facilities

Every rental unit must have at least one toilet, one wash basin, one kitchen sink and one bathtub or shower. (Chapter 629, Section 37)

Doors, Passageways and Exits Maintenance

Doors, passageways and exits must be maintained free from hazardous conditions, obstructions and impediments. (Chapter 629, Section 28)



Electrical Outlets

The electrical system has to be capable of adequately heating all the rooms. Enough outlets must be installed so the tenant does not need to rely on extension cords on an ongoing basis. (Chapter 629, Section 35)

Fences

- Backyard fences cannot be higher than 6 feet 6 inches
- Front yard fences cannot be more than 4 feet high but the first 8 feet must be no higher than 39 inches if the material is opaque
- Pool fences - there must be a fence around a pool to prevent entry to the area where the pool is located (Chapter 447)

Graffiti



Graffiti is defined as “letters, symbols, figures, scratches, stains or other types of markings that spoil a building”. Graffiti does not include murals or “art”. Every property owner has to keep their property free of graffiti. (Chapter 485)

Grass Cutting

The grass is supposed to be properly maintained and kept no more than 20 cms high. (Chapter 629, Section 11)

Heat

The landlord must provide heat at a minimum temperature of 21 degrees Celsius (70 degrees Fahrenheit) from September 15th to June 1st. Auxiliary heaters (plug-in heaters) should not be used as a permanent source of heat. (Chapter 497)

Hot Water

There must be an adequate supply of hot water with a temperature range from 45 degrees Celsius to 60 degrees Celsius. (Chapter 629, Section 37)



Laundry Facilities

Laundry rooms have to be kept clean and in sanitary condition. All the sinks in a laundry room have to be connected (Chapter 629, Section 30)

Mailboxes

Every dwelling unit must have a separate and secure mail box or mail receptacle that is maintained in good repair at all times. (Chapter 629, Section 33)

Multiple-Dwellings: Locks and Two-Way Voice Communication Systems

“Multiple-Dwellings” are defined as dwellings with 3 or more units. In multiple dwellings:

- All entrances and exits from the building must be kept closed and locked.
- Each unit must be connected by a two-way voice communication system and lock to the main entrance of the building.
- The voice communication system has to be easily accessible from the outside the building when the main door is locked.
- The communication system can not identify a tenant by unit number. (Chapter 629, Section 29)



Noise from Construction

Building construction vehicles or equipment cannot operate after 7:00 p.m. and before 7:00 a.m. Monday to Friday. On Saturdays, construction equipment cannot operate after 7:00 p.m. or before 9:00 a.m. Construction equipment cannot be operated at all on Sunday or statutory holidays. (Chapter 591)



Pests

All properties have to be kept free of pests, including rodents, vermin and insects. All properties have to be kept free of conditions that encourage pest infestations. (Chapter 629, Section 9)

Property Cleanliness

All yards and any other part of a property must be kept clean and free from accumulations of litter, brush, garbage and other debris, and any conditions that are health, fire or other hazards. (Chapter 629, Section 10 B)

Room Size Minimums

Each room must have at least nine square metres of habitable room floor area for each inhabitant. The minimum height of a habitable room is 1.95 metres over at least 1/2 the floor area. (Chapter 629, Section 25)

Sign Maintenance

Signs and any of their supports that are damaged, broken or excessively weathered or faded, or that have a worn, peeled or cracked finish, must be removed or refinished and put in a good state of repair so that the signs do not have defects or faded lettering. (Chapter 629, Section 15)



Snow Clearing

Steps, landings, walks, driveways, parking spaces, ramps and similar areas of a yard have to be cleared of snow and ice within 24 hours of a snowfall to provide safe access for people and vehicles. (Chapter 629, Section 23)

Structural Maintenance

Every part of a building or structure has to be kept in good repair to prevent the entry of moisture that would contribute to damage, decay or deterioration. (Chapter 629, Section 16)

All stairs, verandas, porches, decks, loading docks, ramps, balconies, fire escapes and other similar structures and all treads, risers, guards, handrails, and supports have to be kept in a safe, clean, sanitary condition and in good repair. (Chapter 629, Section 19A)

All doors and windows have to be weather-tight to prevent drafts or leakage. They have to be protected by suitable materials to prevent the entry of rodents, vermin and insects. (Chapter 629, Section 21)

Ventilation

There has to be adequate ventilation in all areas of a building. Every ventilation system or unit must be regularly cleaned, kept in good repair and maintained in good working condition at all times. (Chapter 629, Section 39)

Vital Services

Landlords have to provide adequate and suitable vital services for rental units. Fuel, hydro, gas, and hot and cold water are all considered vital services.

The supplier of fuel, hydro, gas or hot or cold water cannot stop providing the vital service to a rental unit unless notice of a discontinuance of the vital service has been given in writing to the City at least 30 days before the vital service is turned off. This does not apply if the tenant has agreed to pay for and maintain the fuel, hydro, gas, or hot or cold water. (Chapter 835)



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