

The Corporation of the Township of Chapple

BY-LAW NO. 1752

BEING A BY-LAW TO APPOINT AN INSPECTOR TO INVESTIGATE COMPLAINTS UNDER THE RESIDENTIAL TENANCIES ACT FOR THE CORPORATION OF THE TOWNSHIP OF CHAPPLE

WHEREAS authority is given pursuant to Section 226.1 of the Residential Tenancies Act, c.25, Sched. 5, s.6, which provides that a local municipality may appoint inspectors for the purposes of investigating complaints for the purpose of issuing Work Orders,

AND WHEREAS Section 226.2 provides that a local municipality shall monitor compliance with the prescribed maintenance standards, and investigate alleged offences including failure to comply with a Work Order and, if circumstances warrant, to commence prosecution,

AND WHEREAS Section 230 (1) provides that an inspector appointed by a local municipality under Section 226.1 may, at all reasonable times, and upon producing proper identification, enter any property for the purposes of carrying out the requirements under the Residential Tenancies Act (RTA), 2006,

AND WHEREAS the Township of Chapple does not have a municipal property standards by-law and therefore is required to enforce Ontario Regulation 517/06 "Maintenance Standards" which apply to residential rental properties,

	AND WHEREAS the Council of the Corporation of the Township of Chapple deems it expedient to enact such a by-law;
	NOW THEREFORE the Council of the Corporation of the Township of Chapple enacts as follows:
	1. That Henry Van Ael be hereby appointed as Inspector for the purposes of the Residential Tenancies Act, 2006 for the Corporation of the Township of Chapple, and;
	2. That Forms Pertaining to the Enforcement of the RTA be and are hereto attached as Schedules "A" and "B" and "C"" and;
1000	3. That this by-law shall come into full force and effect on
	READ A FIRST AND SECOND TIME this 8 th day of December, 2020.
	READ A THIRD TIME AND FINALLY PASSED BEFORE AN OPEN COUNCIL
	This 8 th day of <u>December</u> 2020.
	Liela Race leggy Johnson

CAO/Clerk Treasurer

Reeve



The Corporation of the Township of Chapple

Ontario Regulation 517/06

Tenant Complaint about Maintenance of Rental Units Within the Township of Chapple

Use this form if you have requested repairs for your rental unit and/or building to your landlord and the repairs have not been addressed in reasonable amount of time. Before filling out the form, please read the following instructions carefully. Providing insufficient or inaccurate information may result in delays in processing your complaint.

Part 1: Instructions

To fill out this form:

- 1. You must currently reside in the rental unit which is the subject of this form.
- 2. You need to provide a valid property address, your contact information, and the contact information of your landlord.
- 3. You should have informed the landlord, property manager or superintendent of the issue in writing and given them a reasonable amount of time to correct the problem. You may be asked to provide proof of such communication.
- 4. You should contact your municipality to report the complaint about residential rental maintenance.
- 5. You may also seek recourse for a residential rental property maintenance issue by filing an Application about Maintenance with the Landlord and Tenant Board. Filing a complaint with your local municipality and filing an application with the Board are separate processes.

Please Confirm the following:

- I have informed the landlord, property owner or superintendent of the maintenance issue in writing and given them a reasonable amount of time to resolve the issue before submitting this complaint.
- I have included a copy of the documentation used to inform the landlord of the maintenance issue with this form.

Part II. General Information

	Property Informati	on:				
	Address:					
	_					
	Tenant Information					
):			
	Mailing Add	ress:				
			umber:			
	Evening Ph	one Nu	ımber:			
	Email Addre	ess:			-	
	Landlord(s) Inform	ation:				
	` '		(s):			
	Mailing Add					
	Daytime Pho	one Nu	ımber:			
	Evening Pho Email Addre	one Nu ess:	ımber:			
Part I	II: Background Info					
	Type of Building:	- D				
	□ Other	□ Bas	ement Apartment	□ Mobile Ho	me	□ Apartment
			roblems: (check all that a	nnly)		
	□ Living Room		□ Basement □ Kitchen □ Other	□ Bedroom	□ Bathroom	□ Yaro
Part I	V: Details about Mair	ntenano	ce Complaint			
	Identify the type of I	Mainter	nance issue. Check all tha			
	□ Structural elemen□ Mechanical		□ Plumbing/drainage ting □ Safety/security	□ Electrical	□ Heating	□ Ventilation
	□ General maintena	nce	Dother			
Descr	ibe the Maintenance	issue:	(attach additional pages i	f required)		
						
				-		
	Simplify of Taxant				 :	



The Corporation of the Township of Chapple

IN THE MATTER OF

Property Roll Number and Legal Description: Roll and Legal Owner Name: Owner Name Owner Mailing Address: Mailing Date of Inspection: Month DD, YYYY Work Order Issued Against: House/Apartment/Common Area Description of Building:	Municipal A	Address:	Address			
Owner Mailing Address: Mailing Date of Inspection: Month DD, YYYY Work Order Issued Against: House/Apartment/Common Area Description of Building: File Number: RTA YY.XX DETAILS OF WORK ORDER Inspection of the residential complex located at the above-noted municipal address indicates areas of non-compliance with the prescribed provincial Maintenance Standards as set out in the Ontario Regulation 517/06 made under the Residential Tenancles Act, 2006, The following work order is required in order to achieve compliance with the prescribed maintenance standards: Item No. Category of Work Required Compliance Period Work Required I. Utilities: Electrical Jodays III. General Jodays Maintenance Jodays Maintenance Jodays V. Safety Jodays V. Safety Jodays The compliance periods noted in the work order begin on: Month DD, YYYY. REVIEW OF WORK ORDER If you do not agree with the terms set out in the work order, you may apply to the Landlord and Tenant Board by filing an 64 application (Application to Review a Provincial Work Order), You can contact the Landlord and Tenant Board at 1-888 323-233-40 visit their website at www.ltb.gov.on.ca, This application must be made no later than 20 days after the work order was issued INSPECTOR Month, Day, 20XX	Property Ro	ll Number and Legal Description:	Roll and Legal	Roll and Legal		
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Signature Date		Sign orbug				
		Signature		Vate		

First and Last Name, Inspector

Schedule "C"

AMBIS	INSPECTION REPORT
Area Municipal Building Inspection Service	
A Partnership of the Municipalities of Alberton, Chapple, LaVallee an	nd Rainy River
MUNICIPALITY:	BUILDING PERMIT #:
NAME:	INSPECTION DATE:
LOCATION:	
TYPE OF INSPECTION: Footings Backfill Foundation Plumbing Underground	Framing Insulation/Vapour Barrier Plumbing Rough-in Occupancy Chimney/Fireplace Final
to plans and applicable standards.	onstruction accepted subject to orrections of deficiencies as Re-inspection is required
NOTES:	*
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	tenine = 150
BUILDER/OWNER OR REPRESENTATIVE ON SITE:	SIGNATURE OF BUILDER/OWNER REPPRESENTATIVE:
INSPECTOR'S MAME.	
INSPECTOR'S NAME:	INSPECTOR'S SIGNATURE:

WHITE - MUNICIPAL OFFICE YELLOW - BUILDING INSPECTOR

PINK - SITE