

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;

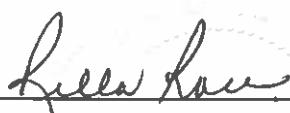
NOW THEREFORE the Council of the Corporation of the Township of Chapple enacts as follows:

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;
3. That this by-law shall come into full force and effect on December 8, 2020.

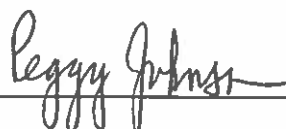
READ A FIRST AND SECOND TIME this 8th day of December, 2020.

READ A THIRD TIME AND FINALLY PASSED BEFORE AN OPEN COUNCIL

This 8th day of December, 2020.



Reeve



CAO/Clerk Treasurer



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 Information:

Address: _____

Tenant Information:

Name of Tenant(s): _____

Mailing Address: _____

Daytime Phone Number: _____

Evening Phone Number: _____

Email Address: _____

Landlord(s) Information:

Name of Landlord(s): _____

Mailing Address: _____

Daytime Phone Number: _____

Evening Phone Number: _____

Email Address: _____

Part III: Background Information

Type of Building:

- House Basement Apartment Mobile Home Apartment
 Other _____

Location of Maintenance Problems: (check all that apply)

- Living Room Basement Kitchen Bedroom Bathroom Yard
 Halls Roof Other _____

Part IV: Details about Maintenance Complaint

Identify the type of Maintenance issue. Check all that apply.

- Structural elements Plumbing/drainage Electrical Heating Ventilation
 Mechanical Lighting Safety/security
 General maintenance Other _____

Describe the Maintenance issue: (attach additional pages if required)

Signature of Tenant

Date



The Corporation of the Township of Chapple

IN THE MATTER OF

Municipal Address: Address
 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:
 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 Tenancies Act, 2006*. The following work order is required in order to achieve compliance with the prescribed maintenance standards:

Item No.	Category of Work Required	Description of Work Required	Compliance Period
I.	Utilities: Electrical		30 days
II.	General Maintenance		30 days
III.	General Maintenance		30 days
IV.	Structural		30 days
V.	Safety		30 days

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 L6 application (Application to Review a Provincial Work Order). You can contact the Landlord and Tenant Board at 1-888-332-3234 or 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

Signature

Month, Day, 20XX
Date

Henry Van Ael, CBCO
First and Last Name, Inspector

