



THE CORPORATION OF THE CITY OF MISSISSAUGA

**Rental Housing Protection
By-law 0121-2018**

(Amended by By-laws 0042-2025, 0125-2026)

WHEREAS subsection 8(1) of the Municipal Act, 2001, S.O. 2001, c. 25, as amended ("Municipal Act, 2001") provides that the powers of a municipality shall be interpreted broadly so as to confer broad authority on a municipality to enable it to govern its affairs as it considers appropriate;

AND WHEREAS subsection 11(2) of the Municipal Act, 2001 provides that a local municipality may adopt by-laws for the economic, social and environmental well-being of the municipality and for the health, safety and well-being of persons;

AND WHEREAS under sections 20 to 24 of the Municipal Act, 2001 the City may delegate its powers and duties under the Act to an officer or employee of the City;

AND WHEREAS, without limiting the broad municipal powers, section 99.1 of the Municipal Act, 2001 provides municipalities with the authority to prohibit and regulate the demolition of residential rental properties and the conversion of residential rental properties to a purpose other than the purpose of a residential rental property;

AND WHEREAS the City wishes to exercise its powers under section 99.1 of the Municipal Act, 2001 to protect residential rental housing in order to meet the needs of current and future residents;

AND WHEREAS under sections 425 and 429 of the Municipal Act, 2001 the City may pass by-laws to create offences and a system of fines for offences, that are designed to eliminate or reduce any economic advantage or gain from contravening the by-law;

AND WHEREAS section 436 of the Municipal Act, 2001 provides that a municipality may pass by-laws to authorize inspections to determine compliance with a by-law;

AND WHEREAS subsection 391(1) (a) of the Municipal Act, 2001 provides that the City may pass by-laws imposing fees or charges on persons for services or activities provided or done by or on behalf of it;

AND WHEREAS on March 19, 2025, Council passed Resolution 0054-2025 approving General Committee Recommendation GC-0115-2025 to amend the Rental Housing Protection By-law necessary to consider the vacancy rate of additional years;

AND WHEREAS on June 24, 2026, Council passed Resolution 0143-2026 approving Planning and Development Committee Recommendation PDC-0037-2026 to update eligibility criteria, affordability thresholds, and financial assistance requirements for tenants in accordance with updated rental housing protection policy directions;

NOW THEREFORE the Council of the Corporation of the City of Mississauga ENACTS as follows:

PART 1 - DEFINITIONS

1. For the purposes of this By-law, the following definitions and interpretations shall govern:
 - (1) **“Affordable Rental Unit”** means a Rental Unit for which the rent is less than or equal to 125 per cent of the applicable Average Market Rent by unit type, as determined in accordance with this By-law; (0125-2026)
 - (2) **“Average Market Rent”** or “AMR” means, in respect of a Rental Unit, the vacant unit average market rent by unit type for the City of Mississauga as established annually by the Canadian Mortgage and Housing Corporation. (0125-2026)
 - (3) **“Building Code Act, 1992”** means the Building Code Act, 1992 S.O. 1992, c. 23 as may be amended.
 - (4) **“Chief Building Official”** means the person appointed under subsection 3(2) of the Building Code Act, 1992, as the Chief Building Official for the City of Mississauga.
 - (5) **“City”** means The Corporation of the City of Mississauga.
 - (6) **“City Official”** means a person who is an employee of the City, and who has been appointed by Council to administer and/or enforce all or part of this By-law on behalf of the City, and shall include any and all municipal By-law enforcement officers.
 - (7) **“CMHC”** means the Canadian Mortgages and Housing Corporation.
 - (8) **“Commissioner”** means the Commissioner of Planning and Building for the City or his or her designate.
 - (9) **“Condominium Act, 1998”** means the Condominium Act, 1998, S.O. 1998, c. 19 as may be amended.
 - (10) **“Conversion”** or **“Convert”** means converting a **Residential Rental Property** to a purpose other than a **Residential Rental Property** and includes:
 - (a) Conversion as a result of a consent to sever land under section 53 of the Planning Act.
 - (b) Conversion to:
 - i. A non-residential use.
 - ii. Living accommodation other than Dwelling Units.
 - iii. A Co-ownership, a condominium or a building organized as a Life Lease Project.
 - iv. Freehold or other forms of ownership of Dwelling Units.
 - (c) Conversion to **Co-ownership** occurs when the first lease or sale of an interest in **Residential Rental Property** or of a share in a corporation owning or leasing any interest in **Residential Rental Property** takes place that

carries with it the right to occupy a specific unit in the **Residential Rental Property**.

- (11) **“Co-ownership”** means an equity co-operative or other co-ownership form of housing where the residential property is ultimately owned or leased or otherwise held, directly or indirectly by more than one person where any such person, or a person claiming under such person, has the right to present or future exclusive possession of a **Dwelling Unit** in the residential property. For certainty, **Co-ownership** does not include a condominium, a residential building that is organized as a Life Lease Project, or a non-profit housing co-operative under the Co-operative Corporations Act, R.S.O. 1990, c. C. 35.
- (12) **“Demolition”** or **“Demolish”** means to do anything in the removal of a building or any material part thereof and includes (but is not limited to) interior renovations or alterations that will result in a change to the number of:
 - (a) **Dwelling Units** or
 - (b) **Dwelling Units** by bedroom type.
- (13) **“Dwelling Unit”** means one (1) or more habitable rooms designed, occupied or intended to be occupied as living quarters as a self-contained unit and shall, as a minimum contain sanitary facilities, accommodation for sleeping and one (1) kitchen.
- (14) **“Eligible Tenant(s)”** means a tenant who: (0125-2026)
 - (a) resides in a Rental Unit at the time the City receives an application under this By-law; and
 - (b) resides in a Rental Unit pursuant to a legal tenancy agreement at the time a Notice to Terminate a Tenancy for Demolition, Conversion or Repairs (N13 Form) is issued under the *Residential Tenancies Act, 2006*;
- (15) **“Guidelines”** means guidelines for applications to permit **Demolition** or **Conversion** approval under this By-law.
- (16) **“Heritage Act”** means Ontario Heritage Act, R.S.O. 1990, c. O. 18 as may be amended.
- (17) **“Life Lease Project”** means a life lease project as described in paragraph 1 of subsection 3(1) of Ontario Regulation 282/98, under the Assessment Act, R.S.O. 1990, c. A. 31.
- (18) **“Moving Contribution”** means a payment made by the owner of the Residential Rental Property to an Eligible Tenant as a contribution towards the Eligible Tenant's moving costs; (0125-2026)
- (19) **“Planning Act”** means the Planning Act, R.S.O. 1990, c. P.13, as may be amended.
- (20) **“Planning and Development Committee”** means the Standing Committee of Council as constituted and governed by the City's Council Procedure By-Law 139-13, as may be amended or its successor.
- (21) **“Related Planning Application”** means

- (a) an application that provides for the **Demolition of Residential Rental Property** or the **Conversion of Residential Rental Property** to a purpose other than a **Residential Rental Property**, expressly or by necessary implication.
 - (b) For greater certainty, paragraph (a) includes but is not limited to an application for the following:
 - i. A permit under section 8 or 10 of the **Building Code Act, 1992**.
 - ii. A consent or permit to alter part of a property or to demolish or remove a building or structure under section 33, 34, 34.5 or 42 of the **Heritage Act**.
 - iii. Approval or registration of a description for a proposed condominium or exemption from approval for a condominium, under section 9 of the **Condominium Act**.
 - iv. An amendment to the Official Plan under section 22 of the **Planning Act**.
 - v. A zoning by-law amendment under section 34 of the **Planning Act**.
 - vi. A minor variance under section 45 of the **Planning Act**.
 - vii. Approval of plans and drawings under subsection 41(4) of the **Planning Act**.
 - viii. Approval of a plan of subdivision under section 51 of the **Planning Act**.
 - ix. A consent under section 53 of the **Planning Act**.
 - x. A demolition permit under s. 33 of the **Planning Act**.
 - (c) Despite subparagraph (b)v., paragraph (a) does not include a City-initiated general zoning by-law amendment to implement area land use studies and other general policies, except for any site specific exemptions or other site specific provisions at the request of a land owner.
- (22) **“Related Buildings”** means
- (a) Buildings that are under the same ownership and on the same parcel of land as defined in section 46 of the **Planning Act**; or
 - (b) Buildings that form part of the same application under this By-law or under a **Related Planning Application**.
- (23) **“Rent-Gap Compensation”** means financial compensation payable to Eligible Tenants for the duration of the period between when each respective Eligible Tenant provides vacant possession of their Rental Unit proposed for Demolition and the date that the replaced or retained Rental Units are ready for occupancy. (0125-2026)
- (24) **“Rental Unit”** means a **Dwelling Unit** used, or intended for use, for residential rental purposes, including

- (a) A **Dwelling Unit** that has been used for residential rental purposes and is vacant, and
- (b) A **Dwelling Unit** in a **Co-ownership** that is or was last used for residential rental purposes

but does not include a **Dwelling Unit** in a condominium registered under section 2 of the **Condominium Act, 1998** or in a building organized as a **Life Lease Project** where the right to occupy the **Dwelling Unit** is based on a life lease interest.

- (25) “**Residential Tenancies Act, 2006**” means the Residential Tenancies Act, 2006, S.O. 2006, c. 17 as may be amended.
- (26) “**Residential Rental Property**” means a building or **Related Buildings** containing one or more **Rental Units** and includes all common areas and services and facilities available for the use of its residents.
- (27) “**Section 99.1 Permit**” means the permit issued by the **Commissioner** or his or her designate after the approval of an application under this By-law.
- (28) “**Similar Rent(s)**” means the last legal Rent paid by an Eligible Tenant prior to vacating the Rental Unit proposed for Demolition, with an increase no higher than the annual Rent Increase Guidelines as published by the Province of Ontario; (0125-2026)
- (29) “**Vacancy Rate**” (0042-2025) (Deleted by By-law 0125-2026)

PART II – SCOPE

- 2. This By-law shall apply to all **Residential Rental Properties** in the City containing six or more **Dwelling Units** and all **Related Planning Applications**.
- 3. Notwithstanding section 2, this By-law does not apply to a **Residential Rental Property** that is:
 - (1) a condominium governed by the **Condominium Act, 1998**; or
 - (2) organized as a **Life Lease Project**; or
 - (3) described in section 5 (Exemptions from Act) of the **Residential Tenancies Act, 2006** other than subsection 5(c), a member unit of a non-profit housing co-operative; or
 - (4) described in section 7 (Exemptions related to social, etc., housing) of the **Residential Tenancies Act, 2006**; or
 - (5) a mobile home park. (0125-2026)

PART III – DEMOLITION & CONVERSION PROHIBITED WITHOUT A PERMIT

Demolition

- 4. No person shall **Demolish**, or cause to be demolished, the whole or any part of a **Residential Rental Property** unless the person has received a **Section 99.1 Permit** and except in accordance with the terms and conditions of the **Section 99.1 Permit**.

Conversion

5. No person shall **Convert** a **Residential Rental Property**, or cause a **Residential Rental Property** to be converted, to a purpose other than a **Residential Rental Property** unless the person has received a **Section 99.1 Permit** and except in accordance with the terms and conditions of the **Section 99.1 Permit**.

When Permit Not Required

6. Notwithstanding Sections 4 and 5, a **Section 99.1 Permit** is not required if only a part of a **Residential Rental Property** is proposed for **Demolition** or **Conversion** and that part does not contain any part of a **Dwelling Unit**.
7. Notwithstanding Section 5, a **Section 99.1 Permit** is not required if a **Residential Rental Property** is subject to an application for a consent to sever under section 53 of the **Planning Act** and if after the proposed conveyance:
 - (1) Each parcel of land resulting from the severance will have six or more **Rental Units**; or
 - (2) One or more parcels of land resulting from the severance will have six or more **Rental Units** and all the other parcels of land at the time of the application contained no **Dwelling Units**.

PART IV – APPLICATION FOR SECTION 99.1 PERMIT

8.
 - (1) An owner, or their authorized agent, who wishes to **Demolish** or **Convert** a **Residential Rental Property** shall submit an application for approval in writing on a form prescribed by the **Commissioner**, and shall supply any additional information or documentation relating to the application as required by the **Commissioner**.
 - (2) The Commissioner is delegated authority to develop **Guidelines** to assist applicants with the application process and requirements.
9. An application under Section 8 shall include the following information:
 - (1) description of the proposed **Demolition** or **Conversion**;
 - (2) the number of existing dwelling units;
 - (3) the number of existing and proposed **Rental Units** by unit type, including number of bedrooms and floor area;
 - (4) the rents roll(s) including utilities for the **Residential Rental Property**, categorized by unit type;
 - (5) a list containing the names and mailing addresses of the tenants of the **Residential Rental Property** proposed for **Demolition** or **Conversion**;
 - (6) identification of any **Related Planning Applications**;
 - (7) where applicable, a proposal for the replacement or retention of the **Rental Units** proposed for **Demolition** or **Conversion**;

- (8) a proposal for tenant engagement by the owner or applicant, including consultation and education;
 - (9) any additional information or documentation required to evaluate the application, as specified by the **Commissioner**; and
 - (10) the applicable fees.
- 10. The **Commissioner** may require that the application information be verified by a person who, in the **Commissioner's** opinion, is qualified to do so.
 - 11. No person shall knowingly furnish false or misleading information in any application under this By-law.

Notice of Application to Tenants

- 12. An applicant for a **Section 99.1 Permit** shall provide proof of notice of the application to the tenants of the **Residential Rental Property** to the satisfaction of the **Commissioner** within 14 days after the **Commissioner** has advised that the application is complete or within such other time period as determined by the **Commissioner**.

Related Planning Application

- 13. If a person makes a **Related Planning Application**, the person shall also file an application under this By-law without delay.
- 14. (1) If a **Related Planning Application** is made with respect to a **Residential Rental Property** for which a **Section 99.1 Permit** is required, the applicant shall provide written notice to the applicable approval authority and, in the case of an appeal or referral, to the Local Planning Appeal Tribunal or court.

(2) The notice required under subsection 14(1) shall be filed at the time the application for a **Section 99.1 Permit** is filed with the approval authority, or at the same time the referral or appeal of a **Related Planning Application** is filed with the Local Planning Appeal Tribunal or the court, as the case may be.
- 15. The notice required under section 14 shall include a statement that the **Demolition** or **Conversion** is not permitted unless a **Section 99.1 permit** has been given for the **Demolition** or **Conversion** under By-law 0121-2018, *A By-law to Regulate the Demolition and Conversion of Residential Rental Properties*.

Withdrawal of Application

- 16. If an applicant for a **Section 99.1 Permit** does not provide all the required documentation to the **Commissioner** within two years from the date the application is received by the City, the applicant shall be deemed to withdraw the application and shall not be entitled to any refunds of any payments made.
- 17. Despite section 16, the **Commissioner** may extend the timeframe for an application where the **Commissioner** determines that the applicant is actively taking steps to move the application forward.
- 18. If the application is withdrawn or deemed to have been withdrawn under section 16 before the **Commissioner** or Council makes a decision, no further application under this By-law to

approve the **Demolition** or **Conversion** of the **Residential Rental Property** may be made within two years after the withdrawal, unless Council gives its consent.

PART V – ELIGIBILITY FOR SECTION 99.1 PERMIT

19. A Section 99.1 Permit shall be approved where an application demonstrates that the rents for all Rental Units proposed for Demolition are greater than 125 percent of Average Market Rent by unit type. (0042-2025, 0125-2026)
20. Where an application fails to satisfy the requirement of Section 19, a Section 99.1 Permit may be approved in accordance with Part VI and subject to such conditions as are appropriate in the Commissioner's or Council's discretion, as the case may be. (0125-2026)
21. Conditions imposed on a **Section 99.1 Permit** may include:
 - (1) requirements to replace the Rental Units proposed for Demolition, or retention of proposed converted units as Rental Units for a minimum of twenty (20) years, and at Similar Rents for a period of ten (10) years; (0125-2026)
 - (2) requirements that the owner of the **Residential Rental Property** notify any tenants who reside in **Rental Units** affected by the approval of the relevant provisions in the **Residential Tenancies Act, 2006**;
 - (3) requirements that the owner of the **Residential Rental Property** provide information from time to time sufficient to verify that the terms of an agreement are being met;
 - (4) requirements securing Eligible Tenants' right to return to the replaced or retained rental units at similar rents, and associated notification requirements; (0125-2026)
 - (5) requirements that the owner of the Residential Rental Property ensures Eligible Tenant(s)' accessibility needs are considered and prioritized when assigning the replaced or retained Rental Units; (0125-2026)
 - (6) requirements for financial compensation payable to Eligible Tenant(s), in addition to any compensation required under the *Residential Tenancies Act, 2006*; (0125-2026)
 - (7) requirements that the owner of the Residential Rental Property provide, prior to the Eligible Tenant(s) vacating a Rental Unit proposed for Demolition, assistance to Eligible Tenant(s) to find an alternative unit that meets their needs; (0125-2026)
 - (8) provisions concerning the applicant's entitlement to claim or act under any of the following until the conditions imposed have been satisfied or secured, to the satisfaction of the **Commissioner**:
 - (a) A permit under subsection 8(1) or section 10 of the **Building Code Act, 1992** for construction, **Demolition** or **Conversion** of a building.
 - (b) A consent or permit to alter part of a property or to demolish or remove a building or structure under section 34, 34.5 or 42 of the **Heritage Act**.
 - (c) Approval or registration of a description for a proposed condominium under section 51 of the **Planning Act**, or an exemption from approval for a condominium, under section 9 the **Condominium Act, 1998**.

- (d) A consent under section 53 of the **Planning Act**, except for provisional consent that is conditional on receiving a **Section 99.1 Permit** under this By-law.
- (9) any other requirements or provisions reasonably related to minimizing the impact of the **Demolition** or **Conversion** on the City's rental housing supply.
- 21.1 Where there is a change in the characteristics of the replaced or retained Rental Unit, including the inclusion or exclusion of utilities or parking, the Similar Rent for such units may be adjusted accordingly. Any adjustment relating to utilities shall be determined in accordance with Ontario Regulation 316/19, where applicable. (0125-2026)
- 22. Where conditions are imposed under Section 21, the owner of the **Residential Rental Property** to which the application for **Section 99.1 Permit** relates shall, as a condition of obtaining a **Section 99.1 Permit**, enter into to an agreement with the City securing conditions to the approval of the **Section 99.1 Permit**.
- 23. The agreement referenced in section 22 shall be registered on title to each property to which the agreement applies and may be enforced against the owner and any subsequent owners of the **Residential Rental Property**. The registration of the agreement shall be to the satisfaction of the City Solicitor and with such priority as may be required to ensure its proper enforcement by the City.
- 24. Conditions imposed under subsection 21(1) may require the **Rental Units** proposed for **Demolition** be replaced on-site, in a comparable off-site location to the **Residential Rental Property**, by a cash-in-lieu payment for the replacement value of the units, or a combination thereof.
- 24.1 Replacement Rental Units may be required to have a gross floor area that is within eight (8) percent of the gross floor area of the Rental Units proposed for Demolition or conversion, by unit type. (0125-2026)
- 25. Comparable, for the purposes of subsection 21(1), includes but is not limited to consideration of the following factors:
 - (1) type of residential rental property (apartment or townhouse);
 - (2) proximity to existing and proposed transportation options, including transit service;
 - (3) proximity to community infrastructure such as, recreational facilities, libraries, police stations, schools and places of religious assembly; and
 - (4) proximity to commercial services and amenities.
- 26. Conditions imposed under section 21(1) requiring off-site replacement units may also specify a timeframe within which those units must be constructed.
- 26.1 For the purposes of subsection 21(6), where an application under this By-law affects one or more Eligible Tenant(s), the owner of the Residential Rental Property shall provide Rent Gap Compensation, as follows: (0125-2026)
 - (a) to be calculated as the difference between the Eligible Tenant's rent at the time of vacating the Rental Unit proposed for Demolition and the applicable Average Market

Rent for a vacant unit of the same unit type for the estimated duration of the construction period of the Related Planning Application until such time the replaced or retained Rental Unit is ready to be occupied;

- (b) to be paid as lump sum payment(s) upon the Eligible Tenant vacating the Rental Unit proposed for Demolition and at such frequency to the satisfaction of the Commissioner;
- (c) to be adjusted should the construction period of the Related Planning Application be extended, resulting in the issuance of additional payment(s) until such time the replaced or retained Rental Unit is ready to be occupied.

26.1.1 Notwithstanding Section 26.1, where the owner of the Residential Rental Property secures an acceptable alternative Rental Unit of the same bedroom type, at the same rent paid by the Eligible Tenant at the time of vacating the Rental Unit proposed for Demolition, within a building owned by the owner of the Residential Rental Property and not affected by the Related Planning Application, no Rent Gap Compensation shall be required. (0125-2026)

26.2 For the purposes of subsection 21(6), where an application under this By-law affects one or more Eligible Tenant(s), the owner of the Residential Rental Property shall provide a Moving Contribution to the Eligible Tenant, as follows; (0125-2026)

- (a) \$1,000 for Rental Units with a unit size of 750 square feet or less; and
- (b) \$1,500 for Rental Units with a unit size of 751 square feet or more.

26.2.1 The owner of the Residential Rental Property shall pay the Moving Contribution to the Eligible Tenant upon the Eligible Tenant receiving the N13 Notice and upon the Eligible Tenant signing a lease to the replaced or retained Rental Unit. (0125-2026)

26.3 For the purposes of subsection 21(7), where an application under this By-law affects one or more Eligible Tenant(s), the owner of the Residential Rental Property shall provide assistance by retaining a real estate service or housing support worker to help Eligible Tenant(s) to find an alternate Rental Unit that meet the needs of the Eligible Tenant. (0125-2026)

26.3.1 The following shall be taken into consideration when assisting Eligible Tenant(s) in locating an alternate Rental Unit: (0125-2026)

- (a) the rental rate for the alternate Rental Unit being offered is reasonably comparable to the rent paid by an Eligible Tenant for the Rental Unit proposed for Demolition;
- (b) the number of bedrooms and the size of the alternate Rental Unit being offered be reasonably comparable to the Rental Unit proposed for Demolition;
- (c) relative proximity between existing and proposed transportation options, including transit service;

- (d) relative proximity to community infrastructure such as recreational facilities, libraries, police stations, schools and places of worship; and
 - (e) relative proximity to retail and commercial services such as grocery stores and pharmacies.
- 26.4 For the purposes of subsection 21(5), Eligible Tenants, or their dependents, who reside in an accessible unit and have provided medical documentation that special accommodations are required, shall have the right to return to a replaced or retained Rental Unit equipped with accessibility requirement standards dictated by the Ontario Building Code and the Ontario Human Rights Code. (0125-2026)

PART VI – APPROVAL AND ISSUANCE OF SECTION 99.1 PERMIT

Approval by Commissioner under Delegated Authority

27. The **Commissioner** is authorized to approve an application for a **Section 99.1 Permit** when:
- (1) The application meets the requirements of section 19;
 - (2) The **Residential Rental Property** at the time of the application has six or more **Dwelling Units**, but less than six **Rental Units**; or
 - (3) The **Residential Rental Property** at the time of the application has six or more **Rental Units**, and:
 - (a) The combined number of existing **Rental Units** affected by the proposed **Demolition** or **Conversion** and any previous **Demolition** or **Conversion** activities within the preceding five-year period is less than six; and
 - (b) The proposed **Demolition** or **Conversion** will not reduce the number of **Rental Units** to less than six.
28. For the purposes of subsection 27(3)(a), the “preceding five-year period” is deemed to be the earlier of the date all the required application information is provided to the City under Part IV for a **Section 99.1 Permit** or the complete application date of a **Related Planning Application** as determined in accordance with the **Planning Act**.
29. The **Commissioner** shall consider the application not earlier than 14 days after the notice has been given to the tenants under section 12.
30. Notwithstanding section 21, the **Commissioner** may only impose conditions to the approval that relate to the following matters:
- (1) A requirement that the owner of the **Residential Rental Property** notify any tenants who reside in the **Rental Units** affected by the changes permitted under the approval of the relevant provisions in the **Residential Tenancies Act, 2006**.
 - (2) A requirement that the notification required under subsection 29(1) be given in a form and at a time satisfactory to the **Commissioner**.

- (3) A requirement that owners of the **Residential Rental Property** provide information from time to time sufficient to verify that the terms of the agreement are being met.
 - (4) The lapsing of the approval by the **Commissioner** in accordance with any guidelines.
- 31. Notwithstanding section 22, the **Commissioner** may require that the owner of the **Residential Rental Property** to which the application for **Section 99.1 Permit** relates enter into to an agreement with the City securing conditions imposed on the approval of the **Section 99.1 Permit**.
 - 32. Where the provisions of sections 27-31 have been met, the **Commissioner** shall approve a **Section 99.1 Permit**.

Referral to Council by Commissioner

- 33. The **Commissioner** may refer an application to **Planning and Development Committee** for Council's approval if, in the **Commissioner's** opinion, the application should be considered by Council with a **Related Planning Application**, or that the application has implications for more than one Ward or is of City-wide interest.

Approval by Council

- 34. If the approval of an application is not delegated to the **Commissioner** under section 27, the **Commissioner** shall submit a report respecting the application to the **Planning and Development Committee**.
- 35. The **Planning and Development Committee** shall recommend to Council whether to refuse or approve the application, including any conditions.
- 36. Council may refuse the application or approve the application, and may impose any of the conditions set out in section 21 on the approval.

Section 99.1 Permit Issuance

- 37. Subject to section 38, if Council or the **Commissioner** approves a **Section 99.1 Permit**, the **Commissioner** is authorized to issue the **Section 99.1 Permit** after all the conditions have been satisfied or secured to the satisfaction of the **Commissioner**.
- 38. Where applications for **Demolition** or **Conversion** are also subject to section 8 or 10 of the **Building Code Act, 1992** or to a demolition control by-law under section 33 of the **Planning Act**, the **Commissioner** may designate the **Chief Building Official** to issue the **Section 99.1 Permit**, which shall only be issued once approval for the **Section 99.1 Permit** is given and together with all other applicable requirements related to the **Demolition**.

Application for Revision to Conditions

- 39. If the owner of a **Residential Rental Property** applies for revisions to the conditions on a **Section 99.1 Permit**, the **Commissioner** may treat the request as a new application under this By-law or may otherwise require the owner to comply with the notice and meeting requirements of this By-law.
- 40. The **Planning and Development Committee** will consider and make recommendations to Council on the proposed revisions only after a report has been submitted to the **Planning and Development Committee** by the **Commissioner**.

Revocation of Section 99.1 Permit

41. The **Commissioner** may revoke a **Section 99.1 Permit** if:
- (1) The **Section 99.1 Permit** was issued on mistaken, false or incorrect information;
 - (2) The conditions to the **Section 99.1 Permit** are not complied with; or
 - (3) The owner of the **Residential Rental Property** or other holder of a **Section 99.1 Permit** has contravened this By-law.
42. Where a **Section 99.1 Permit** for **Demolition** has been issued under this By-law and the building permit for the new construction is revoked under the **Building Code Act, 1992**, the **Section 99.1 Permit** shall be deemed to be revoked and this By-law shall apply to any subsequent application for a **Demolition** of the **Residential Rental Property** for which the original **Section 99.1 Permit** was issued.
43. Section 42 does not apply if the **Residential Rental Property** has been demolished under a **Section 99.1 Permit** before the building permit for the new construction was revoked.

Council or Commissioner Decision Final

44. Council's or the Commissioner's decision to approve, refuse or revoke a **Section 99.1 Permit**, or impose or revise conditions on a **Section 99.1 Permit** in accordance with this By-law is final, without any further right of appeal.

PART VII – ENFORCEMENT

Harassment of Tenant

45. No owner of **Residential Rental Property** or person acting on the owner's behalf shall interfere with a tenant's reasonable enjoyment of a **Rental Unit** in the **Residential Rental Property** with the intent of discouraging the participation of the tenant in the application or approval process described herein or with the intent of otherwise facilitating the obtaining of the approval of Council or the **Commissioner** on an application made under this By-law.

Powers of Entry and Inspection

46. Any **City Official** may at any reasonable time enter upon any land for the purpose of carrying out an inspection to determine whether the following are being complied with:
- (1) this By-law;
 - (2) any direction or order issued under this By-law;
 - (3) any **Section 99.1 Permit** condition imposed under this By-law;
 - (4) an order issued under section 431 of the **Municipal Act, 2001**.
47. Subject to the requirements under section 437 of the **Municipal Act, 2001** related to entry to dwellings, submission of an application for a **Section 99.1 Permit** is deemed to be the consent of the owner for any **City Official** to enter at any reasonable time onto the **Residential Rental Property** for the purpose of carrying out an inspection.
48. Where an inspection is conducted under this By-law, any **City Official** may:

- (1) require the production of documents and things that may be relevant to the inspection;
 - (2) inspect and remove documents or things which may be relevant to the inspection for the purpose of making copies;
 - (3) require information from any person concerning a matter related to the inspection, including but not limited to name(s), address(es), contact information, and proof of identity or other identification; and
 - (4) alone or in conjunction with a person possessing special or expert knowledge, make examinations or take photographs necessary for the purpose of the inspection.
49. No person shall hinder or obstruct, or attempt to hinder or obstruct, any **City Official** from exercising any power or authority, or performing a duty as permitted under this By-law.
50. No person shall decline or neglect to give, produce or deliver any access, information, document or other thing that is requested by any **City Official** pursuant to this By-law.
51. Every person from whom information, or any other thing, has been requested in relation to an inspection conducted under this By-law shall identify themselves to any **City Official** and failure to identify shall constitute hindering and/or obstructing under section 45.

Offences

52. Every Person who contravenes any section of this By-law, including an Order issued pursuant to this By-law or sections 444 or 445 of the **Municipal Act, 2001** is guilty of an offence and is liable to a fine, and such other penalties, as provided for in the Provincial Offences Act, R.S.O. 1990, c. P.33, as amended and the **Municipal Act, 2001**.
53. Every director or officer of a corporation who knowingly concurs in a contravention of this By-law by the corporation is guilty of an offence.
54. Every person who fails to comply with a term or condition of a **Section 99.1 Permit** under this By-law is guilty of an offence.
55. All contraventions of this By-law or an Order issued pursuant to this By-law are designated multiple and continuing offences pursuant to subsection 429(2) of the **Municipal Act, 2001**.

Penalty

56. Every person who is charged with an offence under this By-law upon conviction is liable as follows:
- (1) the maximum fine for an offence is \$100,000;
 - (2) in the case of a continuing offence, in addition to the penalty mentioned in subsection 56(1), for each day or part of a day that the offence continues, the maximum fine shall be \$10,000, and the total of all daily fines for the offence is not limited to \$100,000;
 - (3) in the case of a multiple offence, for each offence included in the multiple offence, the maximum fine shall be \$10,000 and the total of all fines for each included offence is not limited to \$100,000; and

- (4) if a person is convicted of an offence under this By-law, the potential for economic advantage acquired by or that accrued to the person as a result of the commission of the offence may be considered an aggravating factor for sentencing purposes which may attract a special fine and the maximum amount of the special fine may exceed \$100,000 or such other maximum amount permitted by the **Municipal Act, 2001**.
57. If any section of this By-law is contravened and a conviction entered, in addition to any other remedy and to any penalty imposed by this By-law, the Court in which the conviction has been entered and any Court of competent jurisdiction thereafter may make an order prohibiting the continuation or repetition of the offence by the person convicted.

PART VIII – TRANSITION

Effective Date

58. This By-law will come into force on June 1, 2019.

Applicability

59. This By-law applies to a proposal for **Demolition** or **Conversion** of **Residential Rental Property** in any **Related Planning Application** made on or after January 1, 2019, except where:
- (1) a determination on the **Related Planning Application** is made by the applicable approving authority before the Effective Date; or
- (2) the **Related Planning Application** relates to development applications for site-specific official plan amendments under section 22 of the **Planning Act** and/or site-specific zoning bylaw amendments under section 34 of the **Planning Act** that were approved or appealed to the Local Planning Appeal Tribunal prior to January 1, 2019.
60. In the case of applications under section 8 of the **Building Code Act, 1992**, for interior renovations as described in the definition of **Demolition** in subsection 1(7), this By-law applies to any application made after the Effective Date.

PART IX – GENERAL

61. Any section of this By-law, or any part thereof, that is found by a court of competent jurisdiction to be invalid shall be severable, and the remainder of the By-law shall continue to be valid.
62. In this By-law, unless the context otherwise requires, words imparting the singular number shall include the plural, and words imparting the masculine gender shall include the feminine and further, the converse of the foregoing also applies where the context so requires.
63. References in this By-law to any legislation (including but not limited to regulations and by-laws) or any provision thereof include such legislation or provision thereof as amended, revised, re-enacted and/or consolidated from time to time and any successor legislation thereto.
64. This By-law may be referred to as the “Rental Housing Protection By-law”.

ENACTED AND PASSED this 20TH day of June, 2018.

Signed by Bonnie Crombie, Mayor and Diana Rusnov, City Clerk