

BY-LAW NUMBER 2013-044

OF

THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE

**BEING A BY-LAW TO REQUIRE ADEQUATE AND SUITABLE
HEAT FOR RENTED OR LEASED DWELLING OR LIVING
ACCOMODATION IN THE TOWNSHIP OF UXBRIDGE**

WHEREAS Section 10 the Municipal Act 2001, S.O. 2001, c.25 as amended, allows a municipality to enact by-laws for the health, safety and well-being of persons.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE HEREBY ENACTS A BY-LAW AS FOLLOWS:

SECTION 1- DEFINITIONS

1.1 For the purpose of this By-law,

- (a) "Adequate and suitable heat" shall mean a minimum air temperature, in that part of the accommodation which is normally heated, of at least 21 degrees Celsius.
- (b) "Landlord" shall include an owner and any person for the time being managing or receiving the rent of the land or premises in connection with which the word is used, whether on the person's own account or as agent of trustee of any other person.

SECTION 2- GENERAL STANDARD

- 2.1 The landlord of every rented or leased dwelling or living accommodation which, as between tenant or lessee and the landlord, is normally heated by or at the expense of the landlord shall maintain in such dwelling or living accommodation adequate and suitable heat between the 15th day of September in each year and the 1st day of June in the following year.
- 2.2 Heating appliances shall comply with the Ontario Fire Code, Ontario Regulation 213/07.

SECTION 3- ENFORCEMENT

- 3.1 A Municipal Law Enforcement Officer, or any person acting under their instructions, upon the request of any tenant or lessee, may enter, inspect and examine at any reasonable time the premises in which the dwelling or living accommodation of such tenant or lessee is located, for the purpose of determining whether adequate and suitable heat is being provided for such dwelling or living accommodation; and any person in possession of such premises for the time being, shall render such aid to the Municipal Law Enforcement Officer or persons acting under their instructions, as may be necessary to make such inspection or examination.

SECTION 4- PENALTY

- 4.1 No person shall obstruct, hinder, delay or prevent a Municipal Law Enforcement Officer or any person acting under their instructions in the exercise of any power conferred or the performance of any duty imposed by this By-law.

4.2 Every person who contravenes any of the provisions of this By-law is guilty of an offence, and shall upon conviction is liable to a fine or penalty for each offence, exclusive of costs, as prescribed by the Provincial Offences Act, R.S.O. c.P.33, as amended.

SECTION 5- SEVERABILITY

5.1 If a court of competent jurisdiction declares any provision, or any part of a provision of this By-law to be invalid, or to be of no force and effect, it is the intention of Council in enacting this By-law, that each and every other provision of this By-law authorized by law, be applied and enforced in accordance with its terms to the extent possible according to law.

SECTION 6- SHORT TITLE

6.1 This By-law may be cited as the "Adequate Heat By-law".

SECTION 7- REPEAL OF OTHER BY-LAWS

7.1 That By-law #77-18, as amended, be hereby repealed.

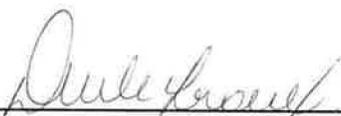
SECTION 8- DATE EFFECTIVE

8.1 This By-law shall come into force and effect upon the date of its final passage.

READ a FIRST, SECOND and THIRD time and finally passed this 25th day of March, 2013.



GERRI LYNN O'CONNOR
MAYOR



DEBBIE LEROUX
CLERK