

**Ministry of
Municipal Affairs**

**Ministère des
Affaires Municipales**

Ministry of Housing

Ministère du Logement

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DATE: June 27, 2016

TO: Municipal Clerks

FROM: Jim Cassimatis
Assistant Deputy Minister, Business Management Division

RE: **Proposed amendments to the Residential Tenancies Act, 2006 (RTA)**

This is a follow up to the letter sent by the former Minister of Municipal Affairs and Housing, Ted McMeekin, to all heads of council May 18, 2016, regarding the introduction of Bill 204, the Promoting Affordable Housing Act, 2016. The Minister's letter detailed proposed Planning Act changes that support strategies to increase housing choices and the supply of affordable housing in Ontario communities through inclusionary zoning.

This omnibus Bill also includes proposed amendments to other legislation. Schedule 5 of Bill 204 proposes amendments to the Residential Tenancies Act, 2006 (RTA). If passed, these changes would make local enforcement of residential rental maintenance standards more consistent across the province.

Most municipalities now enforce property standards by-laws that protect tenants in rental housing. Some municipalities, however, rely on provincial enforcement of rental maintenance standards under the RTA.

Bill 204 proposes to harmonize this system of local and provincial enforcement by ending provincial enforcement of residential rental maintenance standards. Enforcement responsibility would be transferred to remaining municipalities that do not have complete property standards by-laws. Specifically, the affected municipalities:

- i) do not have a property standards by-law, or
- ii) have a property standards by-law, which applies only to the exterior of rental buildings, or
- iii) have a property standards by-law, which applies only to some areas within the municipality.

It is currently proposed that these municipalities would assume enforcement responsibilities on July 1, 2018.

The tables in the attached package reflect information the ministry holds for each municipality regarding their property standards by-law. Please review this list to determine whether the information on your municipality is correct. If not, please contact your local Municipal Services Office to update your information. (See attached contact list.)

If your municipality does not currently enforce residential rental maintenance standards (i.e. your municipality is listed in Table 1 or 2 in the attached information package), your municipality would need to consider how it will deliver enforcement services by July 1, 2018.

Municipalities listed in Table 3 in the attached package would likely not be affected, based on property standards by-law information available to the ministry. However, these municipalities should verify that ministry information regarding their property standards by-law is correct.

The proposed amendments would provide affected municipalities with options on how they can approach enforcement. These options are explained in the attached information package.

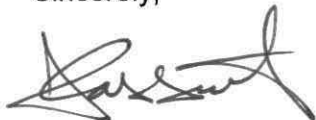
It is important to note the province has conducted a limited number of inspections in recent years. The tables in the enclosed information package break down the number of provincial inspections carried out over the past three years by municipality. The majority of municipalities have not had any inspections over the past three years.

Further details of the proposed legislative change and enforcement options for municipalities affected are attached. You can obtain a copy of Bill 204 – the Promoting Affordable Housing Act, 2016 and monitor the status of the Bill through the legislative process on the [Legislative Assembly of Ontario](#) website.

If the proposed amendments are enacted, the ministry will help municipalities prepare for implementation. We will partner with municipal stakeholder groups to develop training and capacity-building plans. These plans would draw upon existing best practices and shared services approaches used throughout the province.

For more information on the proposed amendments, you may contact your local Municipal Services Office. (See attached contact list.)

Sincerely,



Jim Cassimatis
Assistant Deputy Minister

Attachments enclosed

- c: Pat Vanini, Executive Director – Association of Municipalities of Ontario
- Monika Turner, Policy Center Director – Association of Municipalities of Ontario
- Steph Palmateer, President - Association of Municipal Managers, Clerks and Treasurers of Ontario
- Italo Joe Luzi, President – Ontario Association of Property Standards Officers

INFORMATION PACKAGE

PROPOSED AMENDMENTS TO THE RESIDENTIAL TENANCIES ACT, 2006: ENFORCEMENT OF RESIDENTIAL RENTAL MAINTENANCE STANDARDS

1. RESIDENTIAL RENTAL MAINTENANCE STANDARDS ENFORCEMENT IN ONTARIO

Enforcement responsibility for residential rental maintenance standards is currently shared between the province and municipalities. Most of the 414 lower and single-tier municipalities in Ontario enforce property standards by-laws that include residential rental maintenance standards.

Some municipalities do not have a property standards by-law, or have a “partial” by-law that does not address the interior of rental buildings, or has standards that do not apply in all areas of the municipality. The Ministry of Housing enforces residential rental maintenance standards in these municipalities.

The following chart summarizes the types of municipal property standards by-laws and resulting provincial/municipal enforcement roles for residential rental maintenance standards.

Municipal property standard by-law coverage	Number of municipalities¹	Provincial enforcement role for residential rental maintenance standards	Municipal enforcement role for residential rental maintenance standards
Complete by-law ²	269	None	Interior and exterior of residential rental units/complexes
Partial by-law coverage ³	52	Interior of residential rental units/complexes (where municipal by-law applies only to the exterior of buildings)	Exterior of residential rental units/complexes
		Interior and exterior of residential rental units/complexes in geographic areas not covered by a municipal by-law (where municipality has a geographic-based property standards by-law)	Interior and exterior of residential rental units/complexes, in areas covered by municipal by-law
No by-law	93	Interior and exterior of residential rental unit/complexes	None
Total lower and single tier municipalities	414		

¹ The ministry maintains a database on municipal property standard by-law and makes updates as information becomes available. As by-laws are subject to change and municipalities continue to adopt by-laws, some data may be out of date.

² By-law covers interior and exterior of buildings and applies to all geographic areas in municipality.

³ By-law does not cover the interior of buildings and/or does not apply to all geographic areas within a municipality.

2. RATIONALE FOR PROPOSED LEGISLATIVE AMENDMENT

The primary reasons for this proposed change are to:

- Eliminate the current overlapping enforcement approach between provincial and municipal levels of government;
- Provide a consistent enforcement approach across all municipalities that is accessible and responsive to citizens;
- Recognize municipalities as the appropriate level of government to enforce building and property-related standards, aligning with responsibilities set out under the Building Code Act, 1992.

3. CURRENT PROVINCIAL ENFORCEMENT APPROACH

The province's maintenance standards are included in Ontario Regulation 517/06 under the Residential Tenancies Act, 2006. The Regulation contains provisions that are similar to many property standards by-laws.

A tenant in a municipality without a property standards by-law or with a partial property standards by-law can make a written complaint to the Ministry of Housing regarding maintenance deficiencies in their rental unit/complex. The Ministry uses a roster of part-time inspectors to carry out inspections. If necessary, an inspector may issue a work order if a property does not conform to the prescribed standards. A landlord who does not agree with a work order may request a review of the work order by the Landlord and Tenant Board. The Board may confirm, vary, or overturn the work order. It is an offence for a landlord to not comply with provisions contained in a work order.

The ministry bills municipalities a set fee of \$265 for each inspection or re-inspection. This fee has not changed since 1998.

Historical Provincial Work Volumes

The volume of provincial inspections has significantly diminished over the years, as more municipalities have chosen to adopt property standards by-laws. Tables 1 and 2 (attached) provide information on inspection activity in affected municipalities over the past three years. Most municipalities have not had any provincial inspections in the past three years.

4. PROPOSED AMENDMENT TO RESIDENTIAL TENANCIES ACT AND ASSOCIATED MUNICIPAL IMPACTS

The proposed amendments to the Residential Tenancies Act would, if passed, provide a consistent and more efficient local approach to enforcement across Ontario municipalities. Municipalities with complete property standard by-laws would not be impacted by the legislative amendment. Municipalities with partial by-laws or without by-laws would have the following options:

OPTION 1 – Adopt a Property Standards By-law: Adopt a property standards by-law, under Section 15 of the Building Code Act, 1992 that would include residential rental maintenance standards (including interior building standards).

Adoption of a property standards by-law would typically entail enforcement responsibility over a broader range of building/property types (i.e. over and above residential rental). The Building

Code Act also provides broader enforcement powers and more flexibility for municipalities to define standards that fit local conditions.

Municipalities that Currently Enforce Partial Property Standard By-laws

If the proposed amendments are enacted, municipalities with partial or geographic-based property standards by-laws would be required to enforce the province's maintenance standards in areas where the property standards by-law does not apply. Accordingly, municipalities that currently have partial property standard by-laws pursuant to the Building Code Act may wish to assess how they can amend their current by-laws to include interior rental maintenance standards. Municipalities with geographic property standard by-laws may wish to consider amending their by-laws to extend coverage to all areas within their municipalities.

OPTION 2 – Enforce Residential Tenancies Act Standards: Begin enforcing the province's maintenance standards, included in Ontario Regulation 517/06 under the Residential Tenancies Act. It is currently proposed that municipal enforcement would begin July 1, 2018.

Municipalities that implement Option 2 would be required to:

- Receive written complaints from tenants regarding compliance with the prescribed maintenance standards;
- Upon receiving a complaint, cause an inspector to make whatever inspection the municipality considers necessary
 - A municipality would be required to appoint one or more persons as "inspectors" for this purpose;
 - The inspector would be empowered to issue a "work order" to the landlord to remedy instances of non-compliance;
 - A landlord would be entitled to request a review of the work order by the Landlord and Tenant Board – the municipality could request to participate in any Board proceeding, but would not be required to do so;
- Investigate allegations of failure to comply with a work order; and
- Where circumstances warrant, prosecute landlords for non-compliance with a work order.

The Residential Tenancies Act approach:

- Would only apply to residential rental buildings (both interior and exterior, unless the exterior is already governed by a property standards by-law); and,
- Would only allow current tenants in rental units to file complaints with municipalities.

It is anticipated that municipalities would assess both options to determine the most appropriate local response.

5. NEXT STEPS

The proposed legislation would provide municipalities with time to determine their preferred local enforcement approach. If the proposed amendments are enacted, the ministry will work with stakeholders to develop training and other best practice initiatives to assist affected municipalities prepare for this change.

**Table 1 - Municipalities with No Property Standards By-Law
Volume of Provincial Inspections/Re-inspections over the Previous 3 Years**

No.	Municipality	Property Standards By-Law Coverage	Inspections and Re-inspections 2013-14	Inspections and Re-inspections 2014-15	Inspections and Re-inspections 2015-16	Three Year Average
1	Addington Highlands Township	No-By Law	0	2	2	1.3
2	Adjala-Tosorontio Township	No-By Law	2	0	0	0.7
3	Algonquin Highlands Township	No-By Law	0	0	1	0.3
4	Amaranth Township	No-By Law	0	0	0	0.0
5	Armstrong Township	No-By Law	0	0	0	0.0
6	Assiginack Township	No-By Law	0	0	0	0.0
7	Athens Township	No-By Law	0	0	0	0.0
8	Beckwith Township	No-By Law	0	1	1	0.7
9	Brethour Township	No-By Law	0	0	0	0.0
10	Brudenell, Lyndoch and Raglan Township	No-By Law	1	1	0	0.7
11	Burpee and Mills Township	No-By Law	0	0	0	0.0
12	Calvin Township	No-By Law	0	0	0	0.0
13	Carling Township	No-By Law	0	0	0	0.0
14	Casey Township	No-By Law	0	0	0	0.0
15	Casselman Village	No-By Law	2	1	0	1.0
16	Central Frontenac Township	No-By Law	3	3	6	4.0
17	Chamberlain Township	No-By Law	0	0	0	0.0
18	Chapple Township	No-By Law	0	0	0	0.0
19	Charlton-Dack Municipality	No-By Law	0	0	0	0.0
20	Chatsworth Township	No-By Law	1	0	0	0.3
21	Clearview Township	No-By Law	0	3	0	1.0
22	Cockburn Island Township	No-By Law	0	0	0	0.0
23	Conmee Township	No-By Law	0	0	0	0.0
24	Dawson Township	No-By Law	0	0	0	0.0
25	Drummond-North Elmsley Township	No-By Law	0	1	1	0.7
26	Dubreuilville Township	No-By Law	0	0	0	0.0
27	East Garafraxa Township	No-By Law	0	0	0	0.0
28	Edwardsburgh-Cardinal Township	No-By Law	0	0	2	0.7
29	Elizabethtown-Kitley Township	No-By Law	0	0	0	0.0
30	Enniskillen Township	No-By Law	0	0	0	0.0
31	Evanturel Township	No-By Law	0	0	0	0.0
32	Front of Yonge Township	No-By Law	0	0	0	0.0
33	Frontenac Islands Township	No-By Law	0	0	0	0.0
34	Gauthier Township	No-By Law	0	0	0	0.0

**Table 1 - Municipalities with No Property Standards By-Law
Volume of Provincial Inspections/Re-inspections over the Previous 3 Years**

No.	Municipality	Property Standards By-Law Coverage	Inspections and Re-inspections 2013-14	Inspections and Re-inspections 2014-15	Inspections and Re-inspections 2015-16	Three Year Average
35	Gillies Township	No-By Law	0	0	0	0.0
36	Gordon-Barrie Island Municipality	No-By Law	0	0	0	0.0
37	Greater Madawaska Township	No-By Law	0	2	0	0.7
38	Harley Township	No-By Law	0	0	0	0.0
39	Harris Township	No-By Law	0	0	0	0.0
40	Head, Clara and Maria Township	No-By Law	0	0	0	0.0
41	Highlands East Municipality	No-By Law	0	0	0	0.0
42	Hilliard Township	No-By Law	0	0	0	0.0
43	Hilton Beach Village	No-By Law	0	0	0	0.0
44	Hilton Township	No-By Law	0	0	0	0.0
45	Hornepayne Township	No-By Law	0	0	0	0.0
46	Hudson Township	No-By Law	0	0	0	0.0
47	Huron Shores Municipality	No-By Law	0	0	0	0.0
48	Jocelyn Township	No-By Law	0	0	0	0.0
49	Joly Township	No-By Law	0	0	0	0.0
50	Kerns Township	No-By Law	0	0	0	0.0
51	Killarney Municipality	No-By Law	0	0	0	0.0
52	La Vallee Township	No-By Law	0	0	0	0.0
53	Lake of Bays Township	No-By Law	0	0	5	1.7
54	Lake of The Woods Township	No-By Law	0	0	0	0.0
55	Lanark Highlands Township	No-By Law	1	1	2	1.3
56	Larder Lake Township	No-By Law	0	0	0	0.0
57	Latchford Town	No-By Law	0	0	0	0.0
58	Limerick Township	No-By Law	0	0	0	0.0
59	Machin Township	No-By Law	0	0	0	0.0
60	Madawaska Valley Township	No-By Law	0	0	0	0.0
61	Manitouwadge Township	No-By Law	0	0	0	0.0
62	Markstay-Warren Municipality	No-By Law	0	0	0	0.0
63	Mattawan Township	No-By Law	0	0	0	0.0
64	McKellar Township	No-By Law	0	0	0	0.0
65	McMurrich-Monteith Township	No-By Law	0	0	0	0.0
66	Moonbeam Township	No-By Law	0	0	0	0.0
67	Moosonee Town	No-By Law	0	0	0	0.0
68	Morley Township	No-By Law	0	0	0	0.0

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Volume of Provincial Inspections/Re-inspections over the Previous 3 Years**

No.	Municipality	Property Standards By-Law Coverage	Inspections and Re-inspections 2013-14	Inspections and Re-inspections 2014-15	Inspections and Re-inspections 2015-16	Three Year Average
69	Neebing Municipality	No-By Law	0	0	0	0.0
70	Nipissing Township	No-By Law	0	0	0	0.0
71	North Algona-Wilberforce Township	No-By Law	0	0	0	0.0
72	North Frontenac Township	No-By Law	0	0	0	0.0
73	O'Connor Township	No-By Law	0	0	0	0.0
74	Opasatika Township	No-By Law	0	0	0	0.0
75	Oro-Medonte Township	No-By Law	2	0	1	1.0
76	Plummer Additional Township	No-By Law	0	0	0	0.0
77	Ryerson Township	No-By Law	0	0	1	0.3
78	Seguin Township	No-By Law	0	0	1	0.3
79	Sioux Narrows-Nestor Falls Township	No-By Law	0	0	0	0.0
80	South Algonquin Township	No-By Law	0	0	0	0.0
81	South Frontenac Township	No-By Law	1	6	9	5.3
82	Springwater Township	No-By Law	0	0	0	0.0
83	St.-Charles Municipality	No-By Law	0	0	0	0.0
84	Stirling-Rawdon Township	No-By Law	1	0	1	0.7
85	Stone Mills Township	No-By Law	1	1	1	1.0
86	Tarbutt and Tarbutt Additional Township	No-By Law	0	0	0	0.0
87	Tay Valley Township	No-By Law	3	0	1	1.3
88	Terrace Bay Township	No-By Law	0	0	0	0.0
89	The Archipelago Township	No-By Law	0	0	0	0.0
90	Thornloe Village	No-By Law	0	0	0	0.0
91	Tudor and Cashel Township	No-By Law	0	0	0	0.0
92	Val Rita-Harty Township	No-By Law	0	0	0	0.0
93	Whitestone Municipality	No-By Law	0	0	0	0.0
Total Inspections and Re-inspections			18	22	35	25
Total Municipalities with Inspections and Re-inspections			11	11	15	12

**Table 2 - Municipalities with a Partial Property Standards By- Law (Exterior and/or Geographic Coverage)
Volume of Provincial Inspections/Re-inspections over the Previous 3 Years**

No.	Municipality	Property Standards By-Law Coverage	Inspections and Re-inspections 2013-14	Inspections and Re-inspections 2014-15	Inspections and Re-inspections 2015-16	Three Year Average
1	Admaston-Bromley Township	Exterior	0	0	0	0.0
2	Alberton Township	Exterior	0	0	0	0.0
3	Billings Township	Exterior	0	0	0	0.0
4	Bradford-West Gwillimbury Town	Geographic	0	0	0	0.0
5	Brockton Municipality	Geographic	0	0	0	0.0
6	Central Elgin Municipality	Geographic	0	0	0	0.0
7	Centre Wellington Township	Exterior	3	1	2	2.0
8	Cobalt Town	Exterior	0	0	0	0.0
9	Coleman Township	Exterior	0	0	0	0.0
10	Deep River Town	Exterior	0	0	0	0.0
11	Dorion Township	Exterior	0	0	0	0.0
12	Dutton-Dunwich Municipality	Geographic	0	0	0	0.0
13	Emo Township	Exterior	0	0	0	0.0
14	Englehart Town	Exterior	0	0	0	0.0
15	Gore Bay Town	Exterior	0	0	0	0.0
16	Greenstone Municipality	Exterior	1	0	0	0.3
17	Grey Highlands Municipality	Exterior	0	0	0	0.0
18	Huron-Kinloss Township	Exterior	0	0	0	0.0
19	Ignace Township	Exterior	0	0	0	0.0
20	Kearney Town	Exterior	0	0	0	0.0
21	Killaloe, Hagarty and Richards Township	Exterior	0	0	0	0.0
22	Macdonald Meredith et al Township	Exterior	0	0	0	0.0
23	Machar Township	Exterior	0	0	0	0.0
24	Malahide Township	Exterior	0	0	0	0.0
25	Mapleton Township	Exterior	0	0	0	0.0
26	Markham City	Exterior	0	2	0	0.7
27	Mattice - Val Cote Township	Exterior	0	0	0	0.0
28	McDougall Township	Exterior	1	0	2	1.0
29	McGarry Township	Exterior/Geographic	0	0	0	0.0
30	Melancthon Township	Exterior	0	0	0	0.0
31	Mono Town	Exterior	0	0	0	0.0
32	Mulmur Township	Exterior	0	0	0	0.0
33	Nairn and Hyman Township	Exterior	0	0	0	0.0

**Table 2 - Municipalities with a Partial Property Standards By- Law (Exterior and/or Geographic Coverage)
Volume of Provincial Inspections/Re-inspections over the Previous 3 Years**

No.	Municipality	Property Standards By-Law Coverage	Inspections and Re-inspections 2013-14	Inspections and Re-inspections 2014-15	Inspections and Re-inspections 2015-16	Three Year Average
34	Papineau-Cameron Township	Exterior	0	0	0	0.0
35	Penetanguishene Town	Exterior	0	0	0	0.0
36	Prince Edward County	Exterior	6	4	14	8.0
37	Prince Township	Exterior	0	0	0	0.0
38	Ramara Township	Exterior	0	6	2	2.7
39	Rideau Lakes Township	Exterior	4	0	0	1.3
40	Sables-Spanish Rivers Township	Exterior	0	0	0	0.0
41	Shuniah Municipality	Exterior	0	0	0	0.0
42	Municipality of South Dundas	Geographic	0	0	2	0.7
43	Southgate Township	Exterior/Geographic	1	0	0	0.3
44	Southwold Township	Exterior	0	0	0	0.0
45	St. Joseph Township	Exterior	0	0	0	0.0
46	St. Marys Town	Exterior	3	3	3	3.0
47	Tehkumma Township	Exterior	0	0	0	0.0
48	The Blue Mountains Town	Exterior/Geographic	0	0	0	0.0
49	Tyendinaga Township	Exterior	0	0	0	0.0
50	Wellington North Township	Exterior	0	0	0	0.0
51	White River Township	Exterior	0	0	0	0.0
52	Zorra Township	Exterior	0	0	0	0.0
Total Inspections and Re-inspections			19	16	25	20
Total Municipalities with Inspections and Re-inspections			7	5	6	6

Table 3 - Municipalities with Complete Property Standards By-law Coverage

No.	Municipality
1	Adelaide-Metcalf Township
2	Ajax Town
3	Alfred and Plantagenet Township
4	Alnwick-Haldimand Township
5	Amherstburg Town
6	Armour Township
7	Arnprior Town
8	Arran-Elderslie Municipality
9	Ashfield-Colborne-Wawanosh Township
10	Asphodel-Norwood Township
11	Atikokan Township
12	Augusta Township
13	Aurora Town
14	Aylmer Town
15	Baldwin Township
16	Bancroft Town
17	Barrie City
18	Bayham Municipality
19	Belleville City
20	Black River - Matheson Township
21	Blandford - Blenheim Township
22	Blind River Town
23	Bluewater Municipality
24	Bonfield Township
25	Bonnechere Valley Township
26	Bracebridge Town
27	Brampton City
28	Brant County
29	Brantford City
30	Brighton Municipality
31	Brock Township
32	Brockville City
33	Brooke-Alvinston Municipality
34	Bruce Mines Town
35	Burk's Falls Village
36	Burlington City
37	Caledon Town
38	Callander Municipality
39	Cambridge City
40	Carleton Place Town
41	Carlow-Mayo Township
42	Cavan Monaghan Township
43	Central Huron Municipality
44	Central Manitoulin Township
45	Centre Hastings Municipality
46	Champlain Township
47	Chapleau Township
48	Chatham-Kent Municipality
49	Chisholm Township
50	Clarence-Rockland City

No.	Municipality
51	Clarington Municipality
52	Cobourg Town
53	Cochrane Town
54	Collingwood Town
55	Cornwall City
56	Cramahe Township
57	Dawn-Euphemia Township
58	Deseronto Town
59	Douro-Dummer Township
60	Dryden City
61	Dysart et al Township
62	Ear Falls Township
63	East Ferris Township
64	East Gwillimbury Town
65	East Hawkesbury Township
66	East Zorra - Tavistock Township
67	Elliot Lake City
68	Erin Town
69	Espanola Town
70	Essa Township
71	Essex Town
72	Faraday Township
73	Fauquier-Strickland Township
74	Fort Erie Town
75	Fort Frances Town
76	French River Municipality
77	Gananoque Town
78	Georgian Bay Township
79	Georgian Bluffs Township
80	Georgina Town
81	Goderich Town
82	Grand Valley Town
83	Gravenhurst Town
84	Greater Napanee Town
85	Greater Sudbury City
86	Grimsby Town
87	Guelph City
88	Guelph-Eramosa Township
89	Haldimand City
90	Halton Hills Town
91	Hamilton City
92	Hamilton Township
93	Hanover Town
94	Hastings Highlands Municipality
95	Havelock-Belmont-Methuen Township
96	Hawkesbury Town
97	Hearst Town
98	Horton Township
99	Howick Township
100	Huntsville Town

Table 3 - Municipalities with Complete Property Standards By-law Coverage

No.	Municipality
101	Huron East Municipality
102	Ingersoll Town
103	Innisfil Town
104	Iroquois Falls Town
105	James Township
106	Johnson Township
107	Kapuskasing Town
108	Kawartha Lakes City
109	Kenora City
110	Kincardine Municipality
111	King Township
112	Kingston City
113	Kingsville Town
114	Kirkland Lake Town
115	Kitchener City
116	Laird Township
117	Lakeshore Town
118	Lambton Shores Municipality
119	LaSalle Town
120	Laurentian Hills Town
121	Laurentian Valley Township
122	Leamington Municipality
123	Leeds and the Thousand Islands Township
124	Lincoln Town
125	London City
126	Loyalist Township
127	Lucan Biddulph Township
128	Madoc Township
129	Magnetawan Municipality
130	Marathon Town
131	Marmora and Lake Municipality
132	Matachewan Township
133	Mattawa Town
134	McNab-Braeside Township
135	Meaford Municipality
136	Merrickville-Wolford Village
137	Middlesex Centre Municipality
138	Midland Town
139	Milton Town
140	Minden Hills Township
141	Minto Town
142	Mississauga City
143	Mississippi Mills Town
144	Montague Township
145	Morris-Turnberry Municipality
146	Muskoka Lakes Township
147	New Tecumseth Town
148	Newbury Village
149	Newmarket Town
150	Niagara Falls City

No.	Municipality
151	Niagara-on-the-Lake Town
152	Nipigon Township
153	Norfolk County
154	North Bay City
155	North Dumfries Township
156	North Dundas Township
157	North Glengarry Township
158	North Grenville Municipality
159	North Huron Township
160	North Kawartha Township
161	North Middlesex Municipality
162	North Perth Town
163	North Stormont Township
164	Northeastern Manitoulin & The Isl. Town
165	Northern Bruce Peninsula Municipality
166	Norwich Township
167	Oakville Town
168	Oil Springs Village
169	Oliver Paipoonge Municipality
170	Orangeville Town
171	Orillia City
172	Oshawa City
173	Otonabee-South Monaghan Township
174	Ottawa City
175	Owen Sound City
176	Parry Sound Town
177	Pelee Township
178	Pelham Town
179	Pembroke City
180	Perry Township
181	Perth East Township
182	Perth South Township
183	Perth Town
184	Petawawa Town
185	Peterborough City
186	Petrolia Town
187	Pickering City
188	Pickle Lake Township
189	Plympton-Wyoming Town
190	Point Edward Village
191	Port Colborne City
192	Port Hope Municipality
193	Powassan Municipality
194	Prescott Town
195	Puslinch Township
196	Quinte West City
197	Rainy River Town
198	Red Lake Municipality
199	Red Rock Township
200	Renfrew Town

Table 3 - Municipalities with Complete Property Standards By-law Coverage

No.	Municipality
201	Richmond Hill Town
202	Russell Township
203	Sarnia City
204	Saugeen Shores Town
205	Sault Ste. Marie City
206	Schreiber Township
207	Scugog Township
208	Selwyn Township
209	Severn Township
210	Shelburne Town
211	Sioux Lookout Municipality
212	Smiths Falls Town
213	Smooth Rock Falls Town
214	South Bruce Municipality
215	South Glengarry Township
216	South Huron Municipality
217	South River Village
218	South Stormont Township
219	Southwest Middlesex Municipality
220	South-West Oxford Township
221	Spanish Town
222	St. Catharines City
223	St. Clair Township
224	St. Thomas City
225	Stratford City
226	Strathroy-Caradoc Township
227	Strong Township
228	Sundridge Village
229	Tay Township
230	Tecumseh Town
231	Temagami Municipality
232	Temiskaming Shores City
233	Thames Centre Municipality
234	The Nation Municipality
235	The North Shore Township
236	The South Bruce Peninsula Town
237	Thessalon Town
238	Thorold City
239	Thunder Bay City
240	Tillsonburg Town
241	Timmins City
242	Tiny Township
243	Toronto City
244	Trent Hills Municipality
245	Trent Lakes Municipality
246	Tweed Municipality
247	Uxbridge Township
248	Vaughan City
249	Wainfleet Township
250	Warwick Township

No.	Municipality
251	Wasaga Beach Town
252	Waterloo City
253	Wawa Municipality
254	Welland City
255	Wellesley Township
256	West Elgin Municipality
257	West Grey Municipality
258	West Lincoln Township
259	West Nipissing Municipality
260	West Perth Municipality
261	Westport Village
262	Whitby Town
263	Whitchurch - Stouffville Town
264	Whitewater Region Township
265	Wilmot Township
266	Windsor City
267	Wollaston Township
268	Woodstock City
269	Woolwich Township

MINISTRY OF MUNICIPAL AFFAIRS | MINISTRY OF HOUSING

Municipal Services Offices Contact List

Central Municipal Services Office

General Inquiry: 416-585-6226

Toll Free: 1-800-668-0230

Eastern Municipal Services Office

General Inquiry: 613-545-2100

Toll Free: 1-800-267-9438

Municipal Services Office - North (Sudbury)

General Inquiry: 705-564-0120

Toll Free: 1-800-461-1193

Municipal Services Office - North (Thunder Bay)

General Inquiry: 705-564-6862

Toll Free: 1-800-465-5027

Western Municipal Services Office

General Inquiry: 519-873-4020

Toll Free: 1-800-265-4736

