

Municipalities Utilizing Alternative Approaches to Licensing								
Municipality	Halifax	Markham	Winnipeg	Kitchener	Guelph	Windsor	Regina	Saskatoon
Property Maintenance Bylaws	By-law M-200, Respecting Standards for Residential Occupancies	The Property Standards By-law (248-1999)	Neighbourhood Liveability Bylaw	Chapter 665 Standards of Maintenance and Occupancy of Property	Property Standards By-law	Standards for the Maintenance and Occupancy of All Property in the City of Winsor	The Regina Community Standards Bylaw	Bylaw No. 8175 The Property Maintenance & Nuisance Abatement Bylaw, 2003
Purpose	Establishes minimum property maintenance standards for all types of rental units.	Ensures that owners properly maintain their homes and properties...	To develop and maintain safe, orderly, viable and sustainable communities and to promote and maintain the health, safety and welfare of residents.	Bylaw regulating maintenance standards for all properties.	General standards for all properties	Establish minimum standards for all property within the City.	Establish standards to regulate the maintenance of properties and structures within Regina ...	Provide for the proper maintenance of property and the abatement of nuisances
Considerations								
Building Information/ Registry	A mandatory registry of all residential rental accommodations, which makes historical bylaw violations public.	Maintained through building records.	Maintained through building records.	Maintained through building records.	Maintained through building records.	Maintained through building records.	Maintained through building records.	Maintained through building records.
Safety Requirements	Establishes minimum safety regulations that are applied based on risk / building classification.	Safety regarding the building, accessory buildings, hedging and site can be reviewed and ordered to be remedy...	properties must be maintained so as to prevent the existence of objects and conditions that pose health, safety, fire or accident hazards	"Safe condition" means a condition that does not pose or constitute an undue or unreasonable hazard...	Safety addressed regarding windows, doors, locks, smoke alarms, carbon monoxide detectors etc.	No person shall occupy a property there are conditions that pose or constitute an undue or unreasonable hazard		Division 1 - Maintenance of Yards and Accessory Buildings Division 2 - Building Standards (Exterior)

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Accountability	<p>Enhanced accountability to tenants and property owners through targeted penalties.</p> <p>A building must be in good standing, which may include - Being registered; compliance with the regulations; resolution of overdue compliance orders relating to property; payment of outstanding tickets on property; compliance with land use by-laws</p>	Every Owner shall ensure that the Dwelling or Property of the Owner is maintained in accordance with the provisions of this By-law... the treasurer of a municipality may add any part of a fine to tax roll...	The owner and occupant must ensure that nuisances and unsanitary conditions are not created or allowed to exist on any property.	The owner of any property which does not conform to the standards prescribed by this Chapter shall repair and maintain the property to conform with the standards prescribed...	Every owner or occupant who fails to comply with an Order that is final and binding is guilty of an offence.	All owners or occupant shall comply...	The owner of each property in Regina shall ensure that the property complies with this Bylaw...	<p>The owner of a property, including land, buildings and structures, shall be responsible for carrying out the provisions of this Bylaw.</p> <p>..every occupant of shall: (a) keep in a clean and sanitary condition that part of the property which the occupant occupies ...</p>
Fine structure	Cost recovery” from owners and/or tenants for expenses associated with emergency response teams that were required to attend the property.	N/A	Fines vary from \$4000 to \$1000 and are enforceable through the Provincial Offences Act	Penalties are provided in the Ontario Building Code Act, 1992. Set and enforced through court proceedings.	penalty as set out in Section 36 of the Building Code Act	Fees are set out for specific offences in the City of Windsor User Fee Schedule, and are based on a targeted cost recovery model.	Set fine amounts for various property maintenance infractions.	Minimum Penalty 61.2: (i) for a first offence, \$250;
Provisions for repeat callouts	Quicker remedy processes for repeat violators.	None	None	None	None	None	Increasing fine amounts for various infractions.	(ii) For a second offence, \$500; (iii) for a third or subsequent offence, \$750; and a) in the case of an individual, to a fine of not more than \$10,000; and corporation, \$25,000; and, (c) in the case of a continuing offence, daily fine \$2,500 max per day.