

Municipalities Licensing Rental Properties

	Vancouver	North Vancouver	New Westminster	Edmonton	Calgary	Waterloo	Toronto	London
Bylaw Regulating or Licensing Rental Properties	City of Vancouver License Bylaw No.4450	Rental Premises Standards of Maintenance and Prevention of Nuisances Bylaw, 2008, No. 7931	Business Regulations and Licensing (Rental Units) Bylaw No. 6926, 2004	City of Edmonton Bylaw 13138 Business License Bylaw	Bylaw No. 32M98, A Bylaw to License and Regulate businesses	Bylaw 2011-047 City of Waterloo	Apartment Buildings, Chapter 354	Residential Rental Units Licensing By-law
License Required for Rental Properties	One-family dwelling, Laneway house, Secondary suite, Duplex, Apartment house, Residential/commercial building, Multiple conversion dwelling and Rooming house.	Rental accommodation containing three or more units	Apartments, Rooming houses, Lodging Houses	Apartment buildings, more than three units in one building	Apartment, Lodging House, Hotel or Motel	Low-rise homes, duplexes and townhouses	Apartment buildings	Any rental property of 4 units or less
Regulates Maintenance and Nuisance Behaviour	No (Specified in other bylaws)	Yes - Inspector may impose terms and conditions on licence issued by the City to require pro-active property management through the implementation of the property management practices recommended by the Crime Free Multi Housing Program.	Yes - The Inspector may direct an owner whose rental accommodation fails to meet the requirements of this bylaw to remedy the non-compliance within the time stated by the Inspector in a written notice to comply delivered to the owner.	No (Specified in other bylaws)	A Licensee shall maintain any standards or requirements imposed by a bylaw, or a Federal or Provincial Act or regulation, after the licence is issued.	No (Specified in other bylaws)	Yes - Executive Director authorized to audit apartment buildings that require further investigation, to re-inspect apartment buildings to confirm compliance...	Rental Property, as altered, shall be in accordance with the Building Code Act and the Regulations thereunder, the Fire Protection and Prevention Act, 1997 and the City's Property Standards By-law
Building Information/ Registry considerations	No (Specified in other bylaws)	Every person issued a business license ... shall maintain a current register containing the name and previous address of every <i>tenant</i> residing in each <i>rental accommodation</i> and shall produce the register for review by upon request.	Every person issued a license under this bylaw shall maintain a current register containing the name and previous address of every <i>tenant</i> residing in each <i>rental unit</i> and shall produce the register for review by the <i>Inspector</i> upon request.	Post a phone number for the Licensee in a location that is reasonably accessible to any person who rents accommodation at the premises.	Submit the (1) The address; (2) Business name (3) owner information (4) managers information (5) Shareholder information (6) Proof, complies with all applicable land use and health and safety regulations	Requires submission of a floor plan, property maintenance plan and other information as required.	Submit (1) The property owners and (2) operators names/contact information; (3) Security features existing at the property (4) Sub-metered electrical information; (5) Any other information required by the Executive Director.	No (Specified in other bylaws)

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Accountability	No owner of any premises shall permit, suffer or allow...	A person who...causes, suffers or permits any act or thing to be done in contravention of or in violation of this bylaw...	The Inspector may issue an order requiring that the owner bring the residential property or rental unit into compliance with the provisions of this bylaw within the time specified in the notice.	A Person who contravenes this bylaw is guilty of an offence	The owner of a building must ensure that the condition of the building envelope is visually assessed in accordance with this Bylaw.	License applicant or property owner.	No owner shall operate or allow the operation of an apartment building that is not registered in accordance with this section.	The Applicant or Licensee shall pay all fees and fines owed by the Applicant or Licensee
Fine Structure	...a fine of not less than \$250.00 and not more than \$10,000.00 for each offence...	Excessive Nuisance Abatement Fee - 1. Police Nuisance Response and Abatement Service Call \$195.00/call 2. City Staff Nuisance Response and Abatement Service Call \$50.00/hr 3. Administration Fee 10% on Total Service Call Fees	Excessive Nuisance Abatement 1. Police Nuisance Response and Abatement Service Call \$255.00/call 2. City Staff Nuisance Response and Abatement Service Call \$102.00/hr 3. Administration Fee 10% on Total Service Call Fees	\$478.00. two times the Licence Fee for operating without a Licence Fine not exceeding \$10,000.00, and to imprisonment for not more than six months for non-payment of a fine.	A fine not less than (\$300.00) but not exceeding (\$10,000.00) and in default of payment of any fine imposed, to a period of imprisonment not exceeding one year.	Every person who is convicted of an offence is liable to a minimum fine (\$350) and a maximum fine (\$25,000))	Aimed at cost recovery Specified in Chapter 441, Fees and Charges.	A person convicted under this By-law is liable to a maximum fine of \$25,000.00 upon a first conviction a corporation, is liable to a maximum fine of \$50,000.00
Provisions for repeat call-outs	Every person who commits an offence of a continuing nature against this Bylaw is liable to a fine not less than \$250.00 and not more than \$10,000.00 for each day such offence continues	Each day that a violation is permitted to exist constitutes a separate offence. Repeat Nuisance Service Calls (a) Where police or City officials respond to three (3) or more nuisance service calls within a twelve (12) month period an excessive nuisance abatement fee for each additional call within the (24) month period.	Excessive nuisance abatement fees include the following costs and expenses incurred while responding to a nuisance service call or abating nuisance conduct, activity or condition	If a Person is guilty of a Subsequent Offence, the fine amounts established in this section are doubled.	A Licensee shall maintain, on a continuous basis the standards and requirements necessary to obtain a licence.	For the first offence and a maximum fine (\$50,000) for a subsequent offence or (\$50,000) and (\$100,000) for a corporation. Plus daily fines of (\$350) to (\$10,000	Each offence is designated as a continuing offence and is subject to, for each day or part of a day that the offence continues a maximum fine of no more than \$10,000. The daily fines may exceed \$100,000.	And a maximum fine of \$50,000.00 for any subsequent conviction. Corporation a maximum fine of \$100,000.00 for any subsequent conviction.

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Strategic Inspection and Regulation	No (Specified in other bylaws)	The Inspector is authorized under the provisions of the Community Charter, Section 16, to enter, at all reasonable times on any property that is subject to this bylaw to ascertain whether the requirements of this bylaw are met. The Inspector shall display or show proper identification.	For the purposes of ensuring compliance with this bylaw or any order made under this bylaw, the Inspector and Building Inspector are authorized to enter, at all reasonable times, on residential property that is subject to this bylaw to ascertain whether the requirements of this bylaw are met.	Without restricting any other power, duty or function granted by this bylaw, the City Manager may: (a) carry out whatever inspections are reasonably required to Page 39 of 49 determine compliance with this bylaw;	Where an officer believes that a person has contravened any provision of this Bylaw, the officer may commence proceedings against the person.	With consent from the occupier or by warrant.	The Executive Director is authorized to conduct routine site visits and pre-audits of all apartment buildings ... The Executive Director is authorized to audit apartment buildings that require further investigation and to take any other action necessary	The Applicant or Licensee shall allow, at any reasonable time and when permitted by law, the City to inspect the Rental Unit and the Rental Property;
Safety Requirements	No (Specified in other bylaws)	Sets minimum standards of general maintenance For the purposes of preventing or abating nuisances and ensuring the safety, Inspector may impose terms and conditions of a business licence issued by the City to require pro-active property management through the implementation of Crime Free Multi-Housing Program (CFMH), in accordance with accepted Crime Prevention Through Environmental Design (CPTED)	Sets minimum standards of general maintenance... For the purposes of preventing or abating nuisances and ensuring the safety, Inspector may impose terms and conditions of a business licence issued by the City to require pro-active property management through the implementation Crime Free Multi-Housing Program (CFMH) accepted Crime Prevention Through Environmental Design (CPTED)	Must consult with Edmonton Fire Rescue Services and notify the local health authority.	(In Building Bylaw) an owner of a building must keep the building envelope in good repair and free from any hazardous condition.	Requires the owner to submit a criminal record check, proof of \$2,000,000 liability insurance, HVAC inspection, an inspection certificate from a certified Electrical Safety Authority	A. No person shall rent a rental unit to a new tenant if there is a confirmed property standards order ... B. No person shall rent a rental unit to a new tenant if there is a discontinuance of fuel, electricity, gas, heat, or hot or cold water in the apartment building. C. No person shall rent a rental unit to a new tenant if the owner or operator is aware of the presence of pests in the rental unit.	The Rental Unit and Rental Property shall be in accordance with the requirements of the Building Code Act and the Regulations thereunder, the Fire Protection and Prevention Act, 1997 and the Regulations thereunder, and the City's Property Standards By-law.

* Other municipalities licensing multi-unit dwellings include – Abbotsford, Chilliwack, Surrey, Penticton, and Mississauga (three or more boarders).

Other municipalities licensing one unit dwelling include – Burnaby and Thorold.