

THE CORPORATION OF THE TOWN OF AJAX

BY-LAW NUMBER 71-2005

A By-law to require adequate and suitable heat for rented or leased dwelling or living accommodation in the Town of Ajax.

WHEREAS by the Municipal Act 2001, S.O. 2001, c.25, the Council may pass a by-law to regulate the use of heating appliances.

AND WHEREAS for the purposes of this by-law, "adequate and suitable heat", shall mean a minimum air temperature, in that part of the accommodation which is normally heated, of at least 20 degrees Celsius.

NOW THEREFORE the Council of the Corporation of the Town of Ajax enacts as follows:

1. This By-law may be cited as the Heating By-law.
2. 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 31st day of May in the following year.
3. 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.
4. No person shall obstruct, hinder, delay or prevent the 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.
5. Every person who contravenes any of the provisions of this by-law is guilty of an offence, and shall upon conviction thereof, forfeit and pay a penalty of not more than \$5,000.00 for each offence, exclusive of costs, and every such penalty is recoverable under the Provincial Offences Act.
6. That By-law #135-92 be and the same is hereby repealed.

READ a first and second time this
Thirteenth day of June, 2005.

READ a third time and passed this
thirteenth day of June, 2005.

Mayor

Clerk