

Floors, Stairs, Porches, Decks and Balconies

22. No person being the owner of property on which a dwelling is situate shall fail to ensure that every floor, stair, porch, deck and balcony on any dwelling on the property and all supporting structural members of such are maintained so as to be free from defects which might constitute possible accident hazards, including the repairing or replacing of:

- (a) landings, treads or risers, including finishes such as linoleum and carpet, that show excessive wear or are broken, warped, loose, or otherwise defective; and
- (b) supporting structural members that are rotted or deteriorated.

Interior Walls etc.

23. No person being the owner of a property on which a dwelling is situate shall fail to ensure that every interior wall, ceiling and finishes in a dwelling are maintained so as to be free of holes, cracks, loose plaster or other coverings, or defects which may cause injury.

Water and Plumbing

24. No person being the owner of a property on which a dwelling is situate shall fail to ensure with respect to every dwelling on the property that:

- (a) all plumbing, drain pipes, water pipes, toilet and other plumbing fixtures and every connecting line to the sewage system are maintained in good working order, and free from defects including leaks and that all water pipes and appurtenances thereto are protected from freezing;
- (b) all toilets are provided with cold running water, and that all wash basins, bath, tubs, showers and kitchen sinks are provided with an adequate supply of cold and hot running water supplied at a minimum temperature of 43.5° C. (110°F.); and

(c) every dwelling unit in the building contains:

- (i) a toilet;
- (ii) a kitchen sink;
- (iii) a washbasin; and
- (iv) a bathtub or shower.

Washrooms

25. No person being the owner of a property on which a dwelling is situate shall fail to ensure that every washroom on the property is enclosed and has:

- (a) a water-resistant floor;
- (b) walls and ceilings with finished surfaces;
- (c) a door that can be secured from the inside; and
- (d) a water-resistant wall around the bathtub or shower.

(2) No person being the owner of a property on which a dwelling is situate shall fail to ensure that a toilet or urinal used by the occupants of more than one dwelling unit is accessible only from a common hall.

(3) No person being the owner of a property on which a dwelling is situate shall fail to ensure that there are no facilities for sleeping, or for the preparation, cooking, storage or consumption of food contained within a room in a building on that property that contains a toilet or urinal.

Cooking Space

26. No person being the owner of a property on which a dwelling is situate shall fail to ensure that each dwelling unit in a building on the property has cooking facilities:

- (a) equipped with a sink that:
 - (i) is provided with potable hot and cold water; and
 - (ii) is maintained in workable order;
- (b) equipped with electrical, fuel or utility outlets suitable for a refrigerator and cooking stove;
- (c) equipped with an impervious splashback and counter top around the kitchen sink; and

(2) Subject to Subsection 17(3), no person being the owner of a property on which a dwelling is situate shall fail to ensure that every dwelling on the property is supported by foundation walls or piers which extend below the frost line or to solid rock and all footings, foundation walls, piers, and slabs-on-grade are of masonry or other suitable material.

(3) Subsection 17(2) does not apply to:

- (a) an accessory building on the property; or
- (b) a building which is of a slab-on-grade type construction.

(4) No person being the owner of a property on which a dwelling is situate shall fail to ensure that every foundation wall of a dwelling on the property is maintained so as to prevent the entrance of moisture, insects, and rodents, which maintenance shall include shoring of the wall where necessary, installing subsoil drains at the footing, grouting masonry cracks, and waterproofing the wall and joints.

Structural Soundness

18. (1) No person being the owner of a property on which a dwelling is situate shall fail to ensure that every part of any dwelling on the property is maintained in a structurally sound condition so as to be capable of sustaining safely its own weight and any additional loads that may reasonably be expected;

(2) No person being the owner of a property on which a dwelling is situate shall fail to ensure that:

- (a) all exterior walls, roofs, and other parts of any dwelling on the property are free from loose and unsecured objects and material, which shall be removed, repaired or replaced;

- (b) all exterior exposed surfaces on any dwelling on the property which are not inherently resistant to deterioration are treated with a protective coating or paint or otherwise repaired, coated, sealed, or treated to protect them from deterioration or weathering;
- (c) the exterior walls and surfaces of a dwelling on the property and their components shall be maintained so as to prevent deterioration due to weather and dryrot, by the painting, restoring or repairing of the walls, coping or flashing, by the water-proofing of joints, water-proofing, or caulking of the wall itself;
- (d) all canopies, awnings, stairways, fire escapes, standpipes, exhaust ducts, and similar overhang extensions on the property are:
 - (i) maintained in good repair;
 - (ii) properly anchored; and
 - (iii) protected from the elements and against decay and rust by the periodic application of a weather-coating material such as paint or other protective treatment;
- (e) markings, stains, graffiti, painted slogans, smoke damage or other defacement appearing on any exterior surface are removed, and the surface of exterior surfaces are restored, resurfaced and co-ordinated to the exterior finish of the building or structure; and
- (f) roofs, including fascia boards, cornices, eaves and soffits of buildings on the property are maintained in a water-tight condition so as to prevent leakage into the dwelling, including repairing of the roof and flashing, applying waterproof coatings and installing or repairing eavestroughing and rainwater piping, and including removing dangerous accumulations of snow or ice from the roofs of any buildings on the property.

Offence

11. Every owner who is in contravention of an Order issued by a Property Standards Officer, that is final and binding is guilty of an offence and on conviction is liable to a fine as provided in the *Provincial Offences Act*, R.S.O. 1990, Chapter P. 33.

PART III

PROPERTY STANDARDS - DWELLINGS

Accessory Buildings/Fences/Retaining Walls

12. No person being the owner of a property on which a dwelling is situate shall fail to keep all accessory buildings, fences and retaining walls on that property in good repair and protected by paint, preservative or other weather resistant material.

Parking

13. No person being the owner of a property on which a dwelling is situate shall fail to ensure that:

- (a) all areas on that property used for vehicular traffic or parking are
 - (i) kept free of potholes, dirt, dust and litter;
 - (i) adequately drained,
 - (ii) in good repair;
 - (iii) maintained so as to afford safe passage under normal use and weather conditions; and
- (b) steps, walks and similar areas of the property are maintained so as to afford safe passage under normal use and weather conditions.

Sewage and Drainage

14. No person being the owner of a property on which a dwelling is situate shall fail to ensure that:

- (a) all sanitary sewage is discharged from that dwelling into an approved sanitary sewage system;
- (b) no roof drainage is directly discharged onto sidewalks or stairs; and
- (c) no roof drainage is directly discharged onto neighbouring property.