

## **APPENDIX D**

### **Rooming House Licensing Frequently Asked Questions**

#### **1) What is the Purpose of Licensing Rooming Houses?**

The purpose of the program is to proactively address the issue of substandard rental properties and to ensure that the CGS rental stock is maintained in compliance with the City's property standards by-law. The goal of this program is to positively impact tenant accommodations and the aesthetics of the surrounding neighbourhood. The Licensing of Rooming Houses would work in conjunction with the Ontario Building and Fire Codes and the CGS Zoning and Property Standards By-law.

#### **2) What is the Property Standards By-law?**

Many municipalities in Ontario, including Sudbury, have passed by-laws which addressed maintenance and occupancy issues related to quality of life. The City of Greater Sudbury's Property Standards by-law was established to address the safety and general repair of both the exterior and interior of residential buildings and structures. The standards set out in this by-law generally concern minimum maintenance requirements.

#### **3) How are Property Standards issues currently enforced?**

The Property Standards by-law is presently enforced on a complaint basis. Complaints received by the City are from three general sources: tenants, neighbours and/or referrals from partner enforcement agencies. The property standards office takes prompt action to confirm an alleged unsafe condition and all property standards complaints are investigated on a priority basis.

#### **4) Why Can't a Property Standards officer proactively inspect the interior of rental properties without a Licensing by-law?**

Property Standards Officers can easily inspect the exterior of a building or property to determine compliance with the Property Standards by-law. Property Standards Officers cannot inspect the interior of a dwelling unit unless they are responding to a complaint from a tenant of such dwelling unit and have permission from the occupant of the unit to enter. They cannot undertake proactive property standards inspections of the interior of dwelling units.