



<b>TO:</b>	<b>CHAIR AND MEMBERS COMMUNITY AND PROTECTIVE SERVICES COMMITTEE MEETING ON JANUARY 23, 2018</b>
<b>FROM:</b>	<b>G. KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL</b>
<b>SUBJECT:</b>	<b>VITAL SERVICES BY-LAW - AIR CONDITIONING</b>

**RECOMMENDATION**

That, on the recommendation of the Managing Director, Development & Compliance Services and Chief Building Official, the report on the Vital Services By-law regulations **BE RECEIVED** for information purposes, noting that the municipal purpose of the By-law is to provide adequate heat for rental units.

**BACKGROUND**

On June 26, 2017, Municipal Council resolved that Civic Administration BE DIRECTED to report back to the Community and Protective Services Committee (CPSC) on the Vital Services By-law related to “adequate and suitable” vital services in rented residential units. The issue raised by a tenant relates to spring heat waves and changing the time period for requiring landlords to provide the provision of adequate heating.

The Vital Services By-law was passed by Council on March 6, 1995. The By-law requires that landlords provide and maintain vital services to residential buildings. The By-law was passed under the authority of private legislation known as the “City of London Act” (Vital Services) 1993. The intent of the By-law is to provide some level of protection for tenants for adequate heat.

The Vital Services By-law defines “adequate and suitable” vital services as:

“the heating of the unit on and between the 15th day of September of one year and the 15th day of June of the following year to a minimum temperature of 20 degrees Celsius (68 degrees Fahrenheit) between six o'clock in the morning and eleven o'clock in the evening of the same day, and to a minimum temperature of 18 degrees Celsius (65 degrees Fahrenheit) at all other times”

The issue of spring heat waves was also raised in 2011 and addressed in a 2012 report.

For the purposes of this report, Civic Administration reviewed historic minimum temperatures for the period of June 1-15:

- 2013 – 7.0 C
- 2014 – 8.0 C
- 2015 – 6.4 C
- 2016 – 3.5 C
- 2017 – 7.3 C

Although there are spring heat waves during the month of June, the minimum temperatures during this period would still require heating sources for rental units. There appears to be a misconception that air conditioning units (if supplied by the landlord) cannot be turned on before June 15<sup>th</sup>. There is nothing to prevent a landlord from providing cooling sources during this period, as long as the temperature can be controlled in accordance with the minimum temperatures as stated in the By-law.

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