

**REVIEW OF PROPERTY STANDARDS BY-LAW AND CONSULTATION REQUESTS**

<b>Intercoms and Security Locking</b>	
Oshawa	An Owner shall maintain any services and facilities supplied in respect of a Property by that same Owner and shall maintain common areas intended for the use of Occupants. Such services and facilities may include, but are not limited to: a) intercom systems and equipment b) security services, facilities and equipment
Ottawa	In multiple dwellings where a voice communications system between each dwelling unit and the front lobby and a security locking and release facilities for the entrance have been provided and are controlled from each dwelling unit, such facilities shall be maintained in good repair.
Toronto	In multiple dwellings where a voice communications system between each dwelling unit and the front lobby and a security locking and release facilities for the entrance have been provided and are controlled from each dwelling unit, such facilities shall be maintained in good repair.
London	In multiple dwellings where a voice communications system between each dwelling unit and the front lobby and security locking and release facilities for the entrance, have been provided and are controlled from each dwelling unit, such facilities shall be maintained.

<b>Appliances</b>	
Add a definition – e.g. "appliances" include a fridge, stove, dishwasher, clothing washer or dryer	
Ottawa	Where appliances are provided, they must be maintained in good repair and in a safe condition.
Kingston	All appliances, equipment, accessories and installations provided by the Owner shall be installed and maintained in good repair and working order and used for their intended purposes.
Toronto	Each kitchen in a dwelling unit shall have an approved, connected and operating gas or electrical supply for cooking and refrigeration appliances.
Oshawa	Appliances in a Dwelling Unit shall be maintained in good Repair and in a safe, operable condition.

<b>Mail Collection Areas</b>	
Mississauga	All mail collection areas, including mail boxes, where supplied in any building, shall be maintained in good repair.
Burlington	All mail collection areas, including mail boxes, where supplied in any building, shall be maintained in a good state of repair.
Oshawa	All mail collection areas, including mailboxes (where supplied in any Building) shall be maintained in good repair.
Ottawa	Where mailboxes or mail slots are provided in multiple dwellings, they shall be, maintained in good repair; a) secured with a locking device; and b) one shall be provided for each dwelling unit.

<b>Common Area /Hallways Cleanliness</b>	
Kingston	All hallways, laundry rooms and common areas shall be maintained in a clean, sanitary condition.
Oshawa	Common areas in Apartment Buildings, including laundry rooms, recreation rooms, storage rooms, hallways, elevator cages and other shared facilities shall be maintained in good Repair and kept clean and free from health, fire and accident hazards.
Waterloo	The landlord shall maintain, in a state of good repair and in a clean, safe condition, any facilities supplied by the landlord and all common areas intended for the use of the tenants.
Ottawa	<ul style="list-style-type: none"> <li>a) Every floor, wall, ceiling, fixture and equipment in a building shall be maintained in a clean and sanitary condition as is appropriate to the use which is being made of the building.</li> <li>b) Every building shall be kept free from rubbish, debris or any condition which constitutes an accident or health hazard.</li> </ul>

<b>Garbage Chutes- Washed and Disinfected</b>	
Kitchener	Garbage chutes, disposal rooms, containers and receptacles shall be washed down, disinfected and maintained as is necessary to be clean, odour free and in good working order and good repair.
Oshawa	In Apartment Buildings, every garbage chute, garbage disposal room, garbage storage area, garbage container or receptacle shall be: <ul style="list-style-type: none"> <li>a) washed and disinfected as often as is necessary to maintain a clean and odour free condition; and</li> <li>b) maintained in good Repair.</li> </ul>
Ottawa	In multiple dwellings, every garbage chute, garbage disposal room, garbage storage area, garbage container or receptacle shall be, washed and disinfected as often as is necessary to maintain a clean and odour free condition; and maintained in good repair.
Toronto	Every garbage chute, garbage disposal room, garbage storage area, garbage container or receptacle shall be washed and disinfected as often as is necessary to maintain a clean and odour-free condition.

<b>Ventilation Systems Cleaned</b>	
Toronto	Every ventilation system or unit must be regularly cleaned, kept in good repair and maintained in good working condition.
Kitchener	Ventilation systems shall be cleaned regularly and installed, used and maintained: <ul style="list-style-type: none"> <li>a) in conformance with the requirements of the Building and Fire Codes;</li> <li>b) in good working condition and good repair; and</li> <li>c) in a safe condition.</li> </ul>
Brantford	Ventilation systems shall be cleaned regularly and installed, and maintained: <ul style="list-style-type: none"> <li>a) in conformance with the requirements of the Building Code;</li> <li>b) in good working condition and good repair; and</li> <li>c) in a safe condition.</li> </ul>
Ottawa	Where a system of mechanical ventilation is used, it shall be maintained in good working condition, regularly cleaned and kept in good repair;

<b>Floors/Walls Similar Finishes Upon Repair</b>	
Ottawa	When walls and ceilings are repaired, they shall be surfaced with a finish compatible with the surrounding finishes. Any repair or replacement required by subsection (3) shall be such that the material used shall have a finish similar to that of the original covering.
Burlington	Excessively worn, broken, warped or loose boards, floors and floor coverings must be replaced or repaired in a good workmanlike manner; (finishing the repair in a manner reasonably compatible in design and colour with adjoining decorative finishing materials). Repairs made to interior walls and ceilings shall be completed in a good workmanlike manner and each repair shall be finished to match the existing wall or ceiling.
Toronto	Finishing the repair in a manner reasonably compatible in design and colour with adjoining decorative finishing materials.
Oshawa	A finish shall be applied to all walls and ceilings where same have been repaired.

<b>Cupboards/Fixtures/Faucets in Good Repair</b>	
Burlington	Every cupboard, kitchen fixture, fitting and supplied appliance shall be maintained in a good state of repair and working order.
Toronto	Every cupboard, kitchen fixture, fitting and supplied appliance shall be maintained in good repair and good working order.
Ottawa	The following items in a kitchen shall be maintained in good repair or replaced: cupboards; cupboard doors; missing cupboard door hardware; defective cupboard door hardware; drawers; missing drawer hardware; defective drawer hardware; and counter tops.
Windsor	Every cabinet, cupboard, shelf and counter top in a dwelling unit shall be maintained in a structurally sound condition, free from cracks and deterioration.