

Renoviction or Demoviction

Can my Landlord evict me to renovate my unit?

A Landlord can end tenancy with an N13 form.

Reasons for ending tenancy under this form:

- Demolish rental unit
- Require the rental unit to be vacant while repairs are being done
- Repairs are so extensive that a building permit is needed to complete the repairs
- Intent is to convert residential unit to non-residential use

How long do I have once my Landlord gives me Notice?

The termination date must be at least 120 days after Notice has been given.

Is there any compensation for me if I am being evicted?

The Landlord may pay you an amount equal to 3 months' rent, or offer you another unit.

If you plan to move back in, the Landlord may pay you 3 months or the amount of time it took to repair the unit, whichever is less.

For more information or to obtain forms, contact:

Landlord and Tenant Board

Toll free contact: 1-888-332-3234
<http://www.sjto.gov.on.ca/ltb/>

Lot Maintenance By-law 6574/29/18

This By-law is designed to ensure adequate maintenance and compliance of any and all properties. Upon re-inspection, any issues not in compliance may result in all costs associated with the By-law being added to the property tax account. See Fees and Charges By-law.

General Requirements:

- Clearing/Cutting of grasses and weed over 15cm (6 inches);
- 3 days to clear grass over 15cm;
- 7 days to remove refuse (refuse defined in the By-law);
- 7 days to remove open household garbage (defined under domestic waste);
- 2 days to remove ponding or pooling water 30cm or 12 inches on the property;
- 5 days to maintain swimming pool water;
- 2 days to enclose excavation.

Repeat Offenders time for compliance reduced by 50%.

Snow and Ice By-law 5383/137/09

Every Owner or Occupant of a building/vacant land is responsible for clearing the sidewalks of all snow and ice abutting their property within 24 hours of the cessation of a snow event.

If you are renting a property, please make necessary arrangements with your Landlord regarding snow removal.

Those who do not comply may face fines or have the snow and ice removed at the Owner's expense.



PORT COLBORNE

WWW.PORTCOLBORNE.CA

**BY-LAW
ENFORCEMENT
DIVISION**



**ARE YOU HAVING
RENTAL PROPERTY
ISSUES?**

Scheduling a Dwelling Inspection: A Step-by-Step Guide

Step 1: Pick up/obtain compliance request form, available at City hall on the second floor or at:
www.portcolborne.ca/fileBin/library/ComplianceRequestForm.pdf



Step 2: Fill out Compliance Request Form.



Step 3: Mail copy of Compliance Request Form to Landlord. Keep original and give copy to By-law Division at City hall.



Step 4: Minimum of 10 days or prescribed time is required for Landlord to attempt to complete work.



Step 5: Contact the By-law Division to schedule a dwelling inspection after the prescribed time has elapsed.

For further assistance, or to register a complaint, email
bylawenforcement@portcolborne.ca

Reasons for **EVICTION**

- ✓ Abandoned rental unit
- ✓ Agreement to end tenancy
- ✓ Breach of order or mediated settlement
- ✓ Ceases to qualify for subsidized housing
- ✓ Change of use to non-residential
- ✓ Condominium purchase failed
- ✓ Damage
- ✓ Demolition
- ✓ Employment terminated
- ✓ Illegal act or business
- ✓ Impairing safety
- ✓ Interference with enjoyment or other right
- ✓ Misrepresenting income
- ✓ Non-payment of rent
- ✓ Overcrowding
- ✓ Persistent late payment of rent
- ✓ Personal use by Landlord/Purchaser
- ✓ Repairs or renovations
- ✓ Superintendent's employment ended
- ✓ Subtenant stays after subtenancy ends
- ✓ Tenant gave notice to end tenancy
- ✓ Unauthorized occupant



**✗ NOT IN COMPLIANCE
WITH CITY BY-LAWS**

Contacts

Port Cares

92 Charlotte Street, Port Colborne
Call: 905-834-3629

Niagara Community Legal Clinic

15 Burgar Street, Suite 100
Welland, Ontario
Call: (905) 682-6635
(Appointments available at Port Cares)

Canadian Mental Health Association

6760 Morrison Street, Niagara Falls
Call: 905-641-5222

Most Frequently Requested By-laws

Visit: www.portcolborne.ca/page/FrequentlyRequestedBylaws

Zoning or Building requirements/ compliance

Call: 905-835-2900 ext. 204
Email: planningassistant@portcolborne.ca

Get your dog licensed

Visit: portcolborne.docupet.com



PORT COLBORNE

By-law Enforcement Division

66 Charlotte Street, 2nd Floor
Port Colborne, Ontario L3K 3C8
Call: 905-835-2900
Email: bylawenforcement@portcolborne.ca
Visit: www.portcolborne.ca