

Housing

Chapter 537 Heat - Adequate

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Article 1 - Short Title

537.1.1 Citation

This Chapter may be cited as the "Rented Dwelling Accommodation Heat By-law".

Article 2 - Interpretation

537.2.1 Adequate heat - defined

"adequate heat" means an air temperature of twenty degrees Celsius (20°C) at 1.5 metres above floor level and 1.0 meters from exterior walls.

537.2.2 Medical Officer of Health - defined

"Medical Officer of Health" means the person holding such position or designation with the Oxford County Board of Health from time to time.

537.2.3 Suitable heat - defined

“suitable heat” means heat provided by a source of heat which is both permanent and safe.

Article 3 - Buildings - Rented - Leased

537.3.1 Heat - adequate - landlord’s expense - where applicable

Every habitable room, including bathrooms and toilet rooms, in every building or part of a building which is rented or leased as dwelling or living accommodation and which, as between the tenant or lessee and the landlord, is normally heated by or at the expense of the landlord, shall be provided with adequate heat and suitable heat at the expense of the landlord during the whole of the term of the said lease or tenancy.

537.3.2 Entry - inspection - Medical Officer of Health

The Medical Officer of Health, or any person acting under his/her instructions or authority, may enter, inspect and examine at anytime any such rented dwelling living accommodation of such tenant or lessee for the purpose of determining whether adequate heat and suitable heat is being provided for such dwelling accommodation.

537.3.3 Aid - to Medical Officer of Health - as required

Any person in charge of any such premises set out in Section 537.3.2 shall render such aid to the Medical Officer of Health, or any person acting under his/her instructions or authority, as may be necessary to carry out such inspection or examination.

537.3.4 Obstruction - hinderance - inspection - prohibited

No person shall obstruct, hinder, delay or prevent the Medical Officer of Health, or any person acting under his/her instructions or authority, in the exercise of any power conferred by this Chapter.

537.3.5 Heat - adequate - responsibility - owner - other

The owner of and every person in charge of or supervising a rented dwelling accommodation shall be responsible at all times for the provision of adequate heat and suitable heat to such rented dwelling accommodation as required by this Chapter. By-law 6228-85, May 16, 1985.

Article 4 - Enforcement

537.4.1 Fine - for contravention

Every person who contravenes any of the provisions of this Chapter is guilty of an offence and upon conviction is liable to a fine or penalty as provided in the *Provincial Offences Act*. By-law 7139-94, June 2, 1994.

Article 5 - Repeal

537.5.1 By-law - previous

By-law 5372-77 of The Corporation of the City of Woodstock is hereby repealed. By-law 6228-85, May 16, 1985.