Niagara-on-the-Lake is a recycle friendly community. Waste management is organized by Niagara Region. Every other week garbage collection has started. The Blue Box, Grey Box and Green Bin will continue to be collected every week. There’s no limit to the amount of recycling and organics that can be placed at the curb. Information is available, as well as brochures that outline recycling, organics, and garbage collection. Please provide appropriate information to tenants so that they can contribute to Niagara Region’s aim to redirect waste to landfills. Please contact Niagara Region Solid Waste Management Service for information or to request information brochures at 905-356-4141 or 1-800-594-5542.

PROPERTY STANDARDS BY-LAW

To lodge a complaint about the condition of a building or a rental unit, the City’s policy requires a written letter clearly outlining the various complaints. If the condition of the property is found to be deficient pursuant to Property Standards By-laws, the landlord will be required to rectify the problem(s). Typical issues are structural problems and safety-related issues within a dwelling. Written complaints can be directed to the Property Standards Office at 50 East Main Street, Welland ON L3B 3M6 or by phone at 905-735-1700, Ext. 2251 or 2257.

FIRE CODE VIOLATIONS

Concerns related to Fire Safety should be directed to the City’s Fire Prevention Office. (905) 735-9922 ext 229 or 224

GARBAGE COLLECTION

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CARBON MONOXIDE ALARMS

Carbon Monoxide alarms are now mandatory in all homes with an attached garage or fuel burning appliances, (for example: natural gas furnaces, gas or wood fireplaces or stoves). Landlords who fail to install or maintain carbon monoxide alarms, may be ticketed $355.00. Tenants can be fined $355.00 for not notifying landlords whenever the smoke alarm(s) or carbon monoxide alarm is not working.

POLICE ENFORCED LAWS

Criminal and Provincial Offences.
- Disturbing the peace, public mischief, alcohol and drug related offences, profanity, public sexual behaviour, vandalism, theft, noise.
- Keg parties and public intoxication will not be tolerated by Niagara Regional Police.

LEARN THE LAWS

The City's By-Laws were established to help when a neighbour fails to maintain their legal responsibilities under those by-laws. In addition to City by-laws, there are additional laws and regulations that govern rental housing.

Laws affecting properties are numerous, as you have come to realize from your experience as a landlord. As you may or may not be aware, you can be held accountable for the result of some actions of your tenant(s) simply by virtue of being the property owner.

According to the Ontario Landlord and Tenant Board, a copy of the Information for New Tenants must be given to the tenant on or before the date tenancy begins. http://www.oht.gov.on.ca/

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Parking By-Law 89-2000

The following are parking infractions subject to a fine.
- Vehicle facing the wrong way.
- Vehicle 30cm or more from edge of road curb.
- Vehicle stopped or parked on or over the sidewalk.
- Vehicle parked within 1.5m of a driveway.
- Parking in prohibited area.
- Parking within 3m of a hydrant.
- Parking within 10m of an intersection.
- Parking on a boulevard.
- Parking on a city roadway for longer than 12 hours.
- Parking during snow clearing operations.

NOISE AND CLEAN YARDS BY-LAWS

The Noise By-law is enforced on a complaint basis by City of Welland By-law Enforcement Officers and Niagara Regional Police Service. Anyone charged and found guilty of an infraction under the Noise By-law will be fined up to $160.00 for each offence. For repeat offenders, charges can be laid and the matter dealt with through the Provincial courts where fines have a maximum of $3,000.00.

During regular office hours, all inquiries and complaints should be directed to By-law Enforcement at (905) 735-1700 ext 2250, 2113. After hours and on weekends call the Niagara Regional Police Service at (905) 735-7811.

The Clean Yards By-law details yard maintenance standards that property owner(s) and tenant(s) must adhere to. Yard maintenance includes the removal of refuse (which may include but is not limited to) rubbish, garbage, and debris, excessive growth of grass, weeds and trees, damaged or decaying trees, wrenched, dismantled, uninhabited or inoperative vehicles, trailers, machinery, furniture and appliances.
Landlords

As a landlord of tenancies, including student tenants, you are providing a great service to our community and the college. Niagara College and the socio-economic spin-off from the college have flourished in part due to the supply of affordable housing available to students while selecting their college of choice.

Tenant behaviour varies from tenant to tenant, and from student to student. Your assistance is welcomed in ensuring a smooth transition for the students and the local residents during their rental period.

As you are aware, landlords have many legal responsibilities associated with owning and supplying rental accommodation. Whether you are a home-owner renting a room or two within your house to students, or you are renting an entire house to a group of students, many of the responsibilities are the same.

It is advisable to read this pamphlet in its entirety, including the sections on students and residents to gain a broader perspective of the issues.

Ensure your rental dwellings are both safe and legal. This will not only benefit student tenants and landlords but also provide some comfort for local residents.

Ensure the property is kept up to standards on the outside, including yard maintenance, garbage disposal and parking. It is ultimately the landlord’s responsibility.

Develop and maintain quality tenant agreements which clearly outline your responsibilities and those of the tenant.

Ensure that the tenant understands all clauses before signing the agreement.

Learn and understand all laws governing private property including those listed in this pamphlet.

Be aware of concern and anxiety of local residents about new neighbours.

Have a presence at the property. Tenants tend to be better neighbours and more respectful with a landlord present.

Consider allocating time to focus towards property improvements for the benefit of residents, tenants and your future marketing of the property.

Meet and discuss any issue of mutual concern with local residents. Exchange names and phone numbers; they may be of great assistance in minimizing your problem and reporting incidents of concern to you during your absence.

Rental Property Land Use Zoning-by-Law

Ensure that both the property and the building are properly zoned for the proposed use. Is it a single-detached, semi-detached dwelling or a multi-unit building.

Ontario Fire Code

It is the Landlords responsibility to provide and maintain working smoke alarms on every floor level in a residential unit, and all the tenants responsibility to notify the landlord when alarms are not working. Fines for failing to do so are $350 - $355 if ticketed, and up to $50,000 if convicted in a court of law. Landlords are responsible to keep a rental property safe with respect to fire separations, exits, and electrical wiring.

Property Standards

Any building or property owner must be maintained in compliance with the Property Standards by-law. An owner must not permit or allow an occupancy in a building:

- Be friendly and introduce yourself.
- Talk to your neighbours; you may find that you have much in common.
- Keep the yard tidy. Take your property clean and reasonably tidy; furniture outside, window signs, alcohol bottles, garbage and litter has a negative impact on your presence in the neighbourhood.
- Discuss yard maintenance such as lawn mowing, pulling weeds and snow shovelling with your landlord to see who is responsible and ensure that it gets done.
- Keep excessive noise to a minimum; this is one of the largest neighbourhood nuisances to residents and can truly disrupt their right to peace and quiet. Music, parties, and alcohol abuse all lead to noise. Be considerate to those living in your building.
- You may wish to help elderly residents or other neighbours who may have difficulty with yard maintenance; such a gesture is truly appreciated by many.
- Respect neighbours’ rights to peace and enjoyment of their property.
- Portly responsibly; if you need to let off steam or party large, visit a campus or community bar, or have local popular commercial venue. If you decide to have a party at your off-campus house, talk to your neighbour about it, they may be more tolerant if informed. Keep all parties inside late after tonight and above all keep the noise to a minimum and eliminate offensive behaviour.

Installing a Swimming Pool?

Swimming Pool Permits are mandatory before the installation of a pool in and around swimming pools. When you obtain a pool permit from the City of Welland, an inspection will be done by qualified by-law Enforcement Staff to ensure that the pool is installed as per the permit.

- Pool means any body of water which is:
  Located on private property.
  Wholly or partially contained by artificial means.
  Capable of holding water in excess of 0.61 meters (2 feet) in diameter.
  Above Ground Pool Permit Fee: $90 with a $250 deposit.
  In-ground Pool Permit Fee: $120 with a $500 deposit.

Backyard Fires

Should you, your neighbours, or tenants want to have a campfire, chiminea, barbecue, grill fire, or simply light patio torches, the rules set out in the Open Air Fire by-law must be followed.

For more information visit: www.welland.ca/fire/ or contact Welland Fire & Emergency Services at 905-735-8997.

Rental Property Land Use Issues

Zoning by-Laws regulate land use, including building use. Student boarders may or may not be permitted use depending on the zoning classification of the property and how the building is being used.

Rental Property Land Use Issues

Some Laws that you may be responsible to comply with are:
- Clean Yards by-law
- Noise by-law
- Parking in Front Yard

Recovery of Costs

The Municipal Act, Fire Protection & Prevention Act, and the Building Code Act give municipalities the authority to have a matter remedied where a City by-law or the Ontario Fire Code remedies an unsafe building or premises. Principals may be responsible to enter private property, hire contractors, and cause physical changes to property to effect compliance. The cost of work is charged to the property owner and, if unpaid, can become municipal taxes owing on the property.