

**City of Victoria –Regulations to be included in proposed Rental Premises Standards of Maintenance  
Bylaw – April 30, 2018**

**Regulations to be included in the proposed bylaw:**

**Leaks from plumbing or water ingress**

- All plumbing, including plumbing fixtures, drains, vents, water pipes, toilets and toilet tanks and connecting lines to the water and sewer system, shall be maintained in good working order and repair and free from leaks or other defects.

**Functioning heat and hot water**

- Every hand basin, bathtub, shower, and sink shall have an adequate supply of hot and cold running water and every toilet and toilet tank shall have an adequate supply of running water.
- Hot water shall be supplied at minimum temperature of 45C (113F) and a maximum of 60C (140F).
- Water provided must be potable.
- Heating: Every dwelling unit shall be equipped with adequate heating facilities properly installed and maintained in safe and good working condition.
- Portable room heaters shall not be used as a primary source of heat.
- Heating facilities shall be capable of maintaining a minimum indoor air temperature of 21 degrees in dwelling unit.

**Pest Control**

- If pests have infested any building or rental unit, the owner must eliminate the infestation.
- Tenants must cooperate with the landlord to ensure the effective elimination of the infestation.

**Fire safety concerns such as alarm systems and means of egress**

- Walls, floors and roof constructions, including fire protective closures, sprinkler systems, fire alarm and detection systems and other means of fire protection, shall be maintained so that they continue to provide the fire resistive properties and protection for which they were designed.
- Each dwelling unit shall have a working smoke detector in accordance with the current National Fire Code of Canada.
- Every means of egress shall be maintained in good repair and free of obstructions.
- Functioning hand rails (interior and exterior) in accordance with the Building Code shall be securely fastened to provide for a safe means of egress.
- Hallways, stairwells, and exterior areas shall be adequately illuminated to allow for safe passage.

**Integrity/functionality of housing elements such as doors, windows, sanitation facilities, and electrical facilities**

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- Doors, windows, sanitation and electrical facilities and appliances identified in the Tenancy Agreement shall be maintained in good working order and repair

**Ventilation**

- Unless a satisfactory alternative means of ventilation is provided, every habitable room shall have at least one window which can be easily opened.

**Other accessibility considerations**

- Every elevator in any building used for residential purposes shall be maintained in an operational condition at all times.
- Elevator shall be out of service for no more than 1 month. The building owner must provide notice to tenants within the first week of an elevator being out of service and communicate the plan for repair along with specific provisions for accommodating tenants with mobility challenges.