

WHAT A TENANT SHOULD KNOW

- In February 2008 Oshawa City Council passed a by-law to require residential rental housing in the vicinity of UOIT/Durham/Trent (Oshawa) to be licenced prior to being occupied by tenants for rental purposes.
- If you rent a dwelling unit in the subject area (depicted on the attached map) your landlord must have an approved and current licence in order to rent.
- Houses which are occupied by all owners and only have 1-2 boarders do not require a Residential Rental Licence
- The owner and occupants of a Residential Rental Dwelling must comply with the applicable regulations and by-law standards throughout the term of the licence. Failure to do so may result in the;
 - Suspension of a licence
 - Revocation of a licence
 - Issuance of an Administrative Monetary Penalty or
 - Legal Action

Tenant: Frequently Asked Questions

1. Q: I signed a lease for a house which has six bedrooms. Is this a problem?
A: *Only Rental Houses located on Dalhousie Cres and Concordia Ct may rent a maximum of six bedrooms for a period ending February 11, 2011.*
2. Q: I have one lease for the entire house and I sub-let to other tenants. Is this OK?
A: *No, each tenant must be a party to a written tenancy agreement with a Landlord. Information concerning the number of occupants living in a Residential Rental Unit is collected for Fire Code purposes. Numbers of occupants may determine if additional Code requirements/provisions are applicable.*
3. Q: Why does the City have to licence and inspect rental housing?
A: *Licensing/Inspection of Rental Units is essential for the health, safety and well-being of tenants and for the protection of property.*
4. Q: Can the City come in at any time to inspect?
A: *Initial licensing inspections will be scheduled with tenants receiving a minimum of 24hrs notice from their landlords prior to the inspections. Subsequent inspections of the dwelling to determine compliance with the licensing by-law, in response to complaints, may be conducted at any reasonable time with the consent of the occupant.*
5. Q: What if I don't let the inspectors into the dwelling?
A: *A licence cannot be issued unless a full inspection of the premises has been completed to confirm compliance with all applicable laws.*

6. Q: Can't I have parties at my house and have fun like any renter or homeowner?
A: *Yes, the by-law does not impede activities as long as it is permitted by law and does not create a nuisance or disturb anyone.*
7. Q: What should I do if I am having a house party?
A: *Be sure to comply with the City's Noise, Parking and Lot Maintenance By-laws to avoid conflict with your neighbours. Talk with your neighbours and keep the party under control.*
8. Q: What if there isn't enough parking at my house and I keep getting tickets for parking on the road?
A: *Failure to comply with the City's Traffic By-law and the Residential Rental Units Parking Plan may result in fines, towing of vehicles and administrative monetary penalties. Find parking in a legal location.*
9. Q: What happens if the property I rent is a mess and the grass isn't being cut or snow cleared?
A: *Each Residential Rental Unit must have a lot maintenance plan identifying measures that the Landlord will implement for the purpose of complying with the City's Lot Maintenance By-law. The plan will include who is responsible for grass cutting and snow removal. If work is not being done in accordance with the plan, you should speak with your landlord or the City.*
10. Q: What happens if my landlord loses his/her licence?
A: *Continued operation of a Residential Rental Unit without a licence may result in charges under the City Licensing By-law.*
11. Q: As a tenant, what should I look for in my house to ensure my safety?
A: *Tenants should look for a Residential Rental Unit Licence which will be posted within one metre of the interior main entrance door. Concerns regarding violations of the Residential Rental Unit Licensing By-law may be referred to Municipal Law Enforcement & Licensing Services, City Hall, 50 Centre Street, Oshawa or Oshawa Fire Services at 1550 Harmony Road North, Oshawa.*