

**MOTION**

**WHEREAS** the *Residential Tenancies Act, 2006*, S.O., 2006 (the “Act”) prescribes certain responsibilities of landlords of residential rental accommodations regarding building maintenance and the provision of vital services;

**AND WHEREAS** section 4 of O.Reg 516/06 and section 15 of O.Reg. 517/06 made under the Act require landlords to maintain a minimum room temperature in areas intended for normal use by tenants of at least 20 degrees Celsius between the months of September 15<sup>th</sup> and June 1<sup>st</sup> but does not prescribe any maximum permissible temperature between the months of June 2<sup>nd</sup> and September 14<sup>th</sup>;

**AND WHEREAS** air conditioning is not included in the definition of vital services in the Act and landlords are not required to provide air conditioning;

**AND WHEREAS** some landlords have reportedly refused to permit tenants to install and/or operate air conditioners in their rental units or have attempted to remove air conditioners already installed;

**AND WHEREAS** high temperatures in apartments can lead to heat stroke, heat exhaustion, dehydration, and other serious medical conditions that may endanger the lives of tenants;

**NOW THEREFORE BE IT RESOLVED:**

1. That the Mayor send a letter on behalf of Council, with a copy of this resolution, to the Minister of Municipal Affairs and Housing, requesting:
  - a. that the *Residential Tenancies Act, 2006*, S.O., 2006 (the “Act”) be amended to state that a provision in a tenancy agreement prohibiting the installation, presence and/or operation of an air conditioner in a rental unit is void; and
  - b. that consideration be given to making air conditioning or other cooling systems a vital service within the meaning of the Act and prescribing maximum temperatures permitted in rental units during summer months; and
2. that a copy of the letter and this resolution be sent to all Mississauga MPPs, the City of Brampton, the Town of Caledon and the Region of Peel.

