

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 15th and June 1st but does not prescribe any maximum permissible temperature between the months of June 2nd and September 14th;

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.

