

## Did you know...?

This brochure is intended as a guide.

You may consult the City's relevant codes and by-laws at:  
[www.cityofnorthbay.ca/cityhall/bylaws/](http://www.cityofnorthbay.ca/cityhall/bylaws/)

To obtain a license application or more information on the Rental Housing By-law, please visit:  
[www.cityofnorthbay.ca/rentalhousing](http://www.cityofnorthbay.ca/rentalhousing)

For further information, please contact:

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## Quick Facts...

- You can rent up to 2 rooms in your house without a license
- The By-law is effective January 1, 2012, with the first licenses issued in May 2012
- A maximum of 5 rental bedrooms are permitted
- An inspection checklist and license application form are available online at [www.cityofnorthbay.ca/rentalhousing](http://www.cityofnorthbay.ca/rentalhousing)
- By 2016, the Rental Housing By-law will apply to the whole City of North Bay

Contact us at

**705-474-0400**

or on the web at [www.cityofnorthbay.ca/rentalhousing](http://www.cityofnorthbay.ca/rentalhousing)

200 McIntyre Street E.  
North Bay, ON  
P1B 8H8

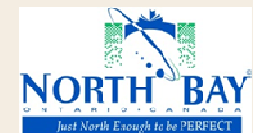


City of North Bay



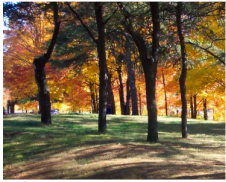
The City of North Bay

## Residential Rental Licensing By-law



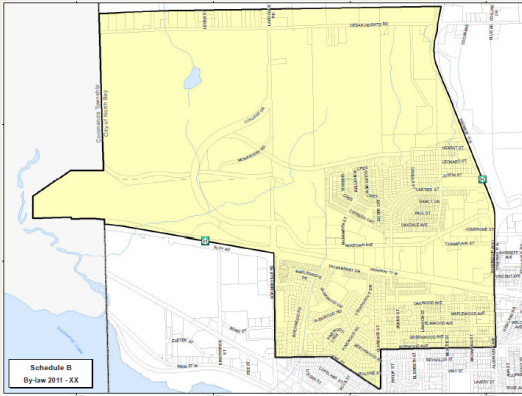
City of North Bay





## Designated Area...

The By-law will apply to this area of the City first, with the whole City being licensed by 2016



# Residential Rental Housing By-law

The Residential Rental Housing By-law comes into effect on January 1, 2012. The By-law will require all properties with more than 2 rental bedrooms to obtain a license from the City prior to May 1, 2012.

## Background >>>

North Bay has experienced a significant increase in the number of residential dwellings being purchased by individuals and businesses for the purpose of renting. The City of North Bay considers it necessary and desirable for the public to regulate the renting of residential premises for reasons of health and safety, ensuring required essentials are provided, ensuring such properties do not create a nuisance to the surrounding neighbourhood and to protect the residential density, amenity, character and stability of the residential areas.

## Landlords >>>

There are four main criteria for obtaining a Residential Rental Housing (RRH) license:

- the rental unit can only be used for those uses permitted under the City's Zoning By-law;
- the rental unit must not exceed five (5) bedroom occupied by Tenants as outlined in the RRHL By-law;
- the rental unit must comply with the Fire Code, Building Code, Electrical Code, Carbon Monoxide Alarm By-law and Property Standards Bv-law; and

- The landlord must obtain a minimum \$2 million liability insurance policy.

Landlords or prospective landlords must complete a RRH licence application to obtain and renew a licence. Licences are to be renewed every two years.

The cost of the application is \$300. This application fee will include the cost of building, zoning and fire inspections.

## Tenants >>>

Tenants and prospective tenants in the designated area should know that:

- All tenants, as well as the landlord, must adhere to codes and by-laws throughout the duration of the licensing period.
- If the rental unit is occupied by the owner as their sole residence, a maximum of two bedrooms may be occupied by tenants without having to obtain a licence.
- If your landlord does not have a licence, then you should not rent the property.

Tenants are responsible for their behaviour and the behaviour of their guests, including adherence to the City's Noise By-law, Waste Management By-law and Traffic & Parking By-law.

## Zoning By-law >>>

Landlords of residential rental units must comply with the City's Zoning By-law that regulates land use within the city. Those properties that are zoned for low density use, which, for the purpose of this By-law, include single detached dwellings, semis, duplexes, triplexes, double duplexes, multiple dwellings and townhouses, or those which are legal non-conforming according to the City's Zoning By-law will be regulated by the RRHL By-law.

## Overview >>>

Residential rental properties with 3 to 5 bedrooms occupied by Tenants located in the designated areas of the City of North Bay – refer to the map inside – must be licensed through the RRHL By-law. Any property with 6 or more bedrooms occupied by tenants must be in a zone where rooming or lodging houses are a permitted use. This brochure is a guide for landlords or prospective landlords of residential properties in the designated areas, as well as for tenants or prospective tenants in the area. For comprehensive information, visit the City's website at [www.cityofnorthbay.ca/rentalhousing](http://www.cityofnorthbay.ca/rentalhousing). In addition, please refer to the back page of this brochure for further contact information.

