

# HEY LANDLORDS



## GOOD NEIGHBOUR GUIDE

As a landlord, you are providing an important service to your tenants. Students and other individuals, who are often new to living on their own, rely on your willingness to share a part of your community and your home.

It's important for you to be fully aware of your rights and responsibilities. Being aware of the regulations in place is important to ensure your property is in good condition and your tenants and surrounding neighbours are safe.

**Be a Visible Landlord.** Be present on your property and ensure your tenants and immediate neighbours know how to get a hold of you.

**Be Informed.** By-laws and safety codes are in place to keep everyone safe and your property in good condition.

**Be Proactive.** Take action on up-keeping your property and perform maintenance routinely.

## TENANT & LANDLORD RELATIONSHIPS:

Start off on the right foot.

Chat about roles and responsibilities that come with signing the lease. This may be a new experience for your tenants, so having need-to-know information handy will help new members of the neighbourhood adjust smoothly and know their roles.



- Waste and recycling information, schedules and routines.
- Yard and property standard requirements.
- Local amenities.
- Your contact information.

## NEIGHBOURHOOD ETIQUETTE:

Be a good neighbour.



Upon purchasing a rental unit or home, introduce yourself to your neighbours and provide your contact information. Communication with adjacent property owners can go a long way to keeping neighbourhood peace.

## SAFETY: Safety is the #1 priority.

Safety is a big concern for everyone! Ensure your building units are up to safety standards inside and out. The Ontario Building Code and Sault Ste. Marie Property Standards By-law 2012-9 apply to buildings and structures that fall into disrepair.



Check in with your tenants regularly for any concerns and to ensure everything is in good working order.

**PROPERTY MAINTENANCE:** Your job isn't over once you've signed the lease. You must comply with all regulations including the Residential Tenancies Act, City by-laws and the Ontario Building Code.

**ENFORCEMENT:** The City enforces by-laws to address excessive noise, minimum property standards and yard maintenance to ensure the quality of your neighbourhood.



Yard Maintenance By-law 2012-10 requires yards to be free of:

- Grass taller than 20cm.
- Excessive growth of weeds.
- Dead, decaying or damaged trees.
- Debris that pose safety risks.
- Broken glass.
- Holes, pits or trenches creating unsafe conditions.
- Inoperable or dismantled vehicles or machinery.
- Dilapidated or abandoned structures or fences.
- Abandoned or discarded appliances.
- Post-construction or post-demolition material.



## Problems? Inquiries?

Be proactive! We all want to enjoy our lives, so take action and resolve issues together!



**Police (non-emergency) 705-949-6300**  
**City By-law Enforcement 705-759-5414**

## BE A GOOD NEIGHBOUR!



**SAULT STE. MARIE**