

Buildings

Housing sanitation and maintenance

The Borough of Saint-Laurent has regulations to manage housing sanitation and maintenance considerations to ensure that dwellings are maintained in good condition and that their occupants can enjoy optimal housing conditions. Both the property owner and the occupant of a dwelling are responsible for respecting the standards established for this purpose.

Maintenance

All spaces in a dwelling must be maintained in good condition in order to offer optimal housing standards for its occupants.

Consequently, it is important to ensure that the following provisions are respected:

- The various components of the building must be of sufficient integrity and must be repaired or replaced if unsound.
- The exterior envelope of the building, including the roof and walls, must be watertight.
- Openings, such as windows and doors, must be leak proof.
- The presence of humidity and water accumulation is prohibited.
- The presence of mould is prohibited.
- The floor of bathrooms and laundry rooms must be protected against humidity and covered with a waterproof surface.
- The walls around shower stalls and bathtubs must be protected against humidity and covered with a waterproof surface.
- The ground in a crawlspace and the floor of a cellar must be dry.
- Garbage chutes, containers for garbage and recyclables, as well as the space where they are stored must be kept clean.
- A floor cannot slope more than 20 mm per metre.

Buildings with more than 11 dwellings

This type of construction must include space to store household garbage and recyclables, either:

- A ventilated space accessible to all occupants, or;
- One or several containers located in a parking garage.

If a combustible material is stored in a parking garage, it must be located at a minimum distance of 1 m from other combustible materials as well as any incombustibles, and the number of containers must not exceed 4, with a total volume of no more than 1440 litres, unless the location is protected by fire sprinklers.

Sanitation

A building or dwelling must provide appropriate housing conditions to offer a sanitary and safe environment to its occupants.

The following elements constitute an unsanitary situation:

- Dirtiness, deterioration or obstruction.
- The presence of dead animals.

- The presence of substances giving off strong odours or toxic fumes.
- Garbage, trash or recyclables placed elsewhere than in the containers provided for them.
- The presence of ice or condensation on interior surfaces other than a window.
- The accumulation of debris, materials, spoiled or putrid items, excrement or any other dirtiness.
- The presence of rodents, insects or vermin, bedbugs, as well as conditions that promote the proliferation of any of the above.
- The presence of mould, as well as conditions that promote its proliferation.
- Blocking of an evacuation route.
- An obstacle preventing the closing and latching of a fire door.

Bedbug extermination

It is mandatory to initiate bedbug extermination work as soon as their presence has been detected inside a building or a dwelling. In such a situation, the exterminator and the occupants must respect the procedure described below:

Prior to extermination

- The exterminator must carry out a pre-inspection of the dwellings and common spaces so as to identify places that are infested by bedbugs.
- The occupants must allow the inspector or exterminator to access the dwellings.
- The exterminator must prepare an observation report addressing the level of infestation and identifying which dwellings are infested on the form provided for this purpose.
- The exterminator must advise, in writing, occupants of the dwellings subject to extermination work at least 3 days before it is to occur, indicating:
 - The date, time and reason for the extermination;
 - The products that will be used;
 - The measures to be taken to protect the health of occupants;
 - The phone numbers of the Québec anti-poison centre;
 - If applicable, depending on the products used, the need to evacuate the premises and respect the time period before returning.



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During extermination

- Occupants must ensure that their dwellings are clean and clear in order to allow the extermination.
- Occupants must allow access to the inspector or exterminator.
- Occupants must leave the premises for a minimum period of 3 consecutive hours. This period is a complete day for pregnant women and children of a young age.

After extermination

- The exterminator must carry out the inspection between the 15th and 30th day after the extermination.
- The exterminator must provide the Service de l'habitation de la Ville de Montréal with an observations statement regarding the level of infestation and indicating the number of dwellings infested on the form filled in before the extermination. It must contain the following information:
 - The exterminator's name, address, phone number and permit number;
 - The address of the building where the extermination took place;
 - The number of dwellings in the building;
 - The phone number of the landlord or the landlord's representative;
 - The reason for the extermination.

Complaint procedure

When a dwelling or building does not provide optimal maintenance and sanitation conditions for habitation, the occupants of the dwelling or building must follow this procedure:

- Advise the manager or property owner of the need to take measures to bring the space into conformance with sanitary standards.
- If a first contact is insufficient, advise in writing the manager or landlord of the dwelling or building of the situation and request that it be corrected within a reasonable time. A model notice is attached to this document as an example.
- If corrective measures have not been undertaken during the required time, call 311 to submit a request to the Borough of Saint-Laurent, which will designate an inspector to follow up on the file.

In cases where the health and security of building occupants are in danger, the Borough will intervene immediately.

Inspections

The Borough has a team of inspectors who are responsible to ensure that dwelling sanitation and maintenance conditions are respected. A duly identified inspector can visit and examine any building for which a complaint has been made. Occupants must permit the inspector to enter the building or dwelling, and cannot interfere in inspection activities. In carrying out inspection work, the inspector can, as needed, take photographs and make recordings and measurements.

Borough intervention

If maintenance or sanitation conditions are not respected, and all recourse provided for by law have already been tried, the Borough can initiate work to bring the building or dwelling into conformance, at the cost of the property owner.

When the property owner is negligent, cannot be found, or is incapable of doing the work to eliminate the unsanitary conditions of a building or a dwelling, the Borough can fence in the lot presenting a danger.

Evacuation of a building or dwelling

If sanitary conditions are not respected, the Borough can issue a notice ordering the evacuation and closure of a building or a dwelling.

Goods located in a building or dwelling subject to evacuation or closure must be stored at a place determined by the Borough.

General provisions

- It is prohibited to deface, modify, tear up or remove an evacuation or a closure notice posted on a building or a dwelling.
- The manager or property owner must barricade the evacuated or closed building or dwelling in order to prevent access.
- It is prohibited to reoccupy a building or dwelling that has been evacuated or closed until the necessary work has been carried out.
- If a building or a part of a building presents a danger of collapsing, the property owner must eliminate this dangerous condition by taking any necessary measure.



Information: 311 – ville.montreal.qc.ca/saint-laurent/infosheets

Legal framework:

Règlement sur la salubrité, l'entretien et la sécurité des logements n° 03-096

Notice: Certain specific provisions, not mentioned in this document, may apply. This information sheet has been prepared for the convenience of the reader and has no official status. Text accuracy is not guaranteed. For legal purposes, consult the official French version of the bylaw and all its amendments.

Montréal, on _____

To: _____
Name of property owner

Address

Subject: Notice to the manager or owner

Dear Sir/Madam:

I have informed you orally of the following problems on _____ occasion(s). However, they
Number of verbal notices
persist.

Here are the problems raised:

Through this notice, I am therefore asking you to remedy the situation described above. Take notice that if you fail to do so within a period of _____ days, appropriate procedures will be undertaken without other notice or delay.

Signature of tenant

Name of tenant

Address
