



**North
Battleford**

Treaty Six Territory | Heartland of the Métis | Saskatchewan | Canada

Improving Rental Property Standards in North Battleford

Information Deck 2024



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Introduction & Overview

As a result of concerns related to safety, complaints from the public and general community comments in relation to substandard rental properties in North Battleford, Council has directed City, Administration to develop an approach to establish an inventory of residential rental properties in the City.

Council is considering an implementation of a *Residential Rental Property Registration [RRPR] Bylaw* – but only after a public consultation process to ensure that feedback and input from community members are included in the Bylaw.



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Intent of the proposed RRPR Bylaw

The intent of this proposed bylaw is to provide clarity in relation to the city's housing and rental landscape, while ensuring the City is able to plan for and provide services where they are required, ensure a safe and viable community, and foster economic and social well-being.

For the purposes of this proposed bylaw, apartment buildings and multi-unit dwellings with more than 4 units are excluded, as these structures are already covered by separate legislation which regulates the guidelines with respect to health and safety of building occupants.

Pursuant to *The Cities Act*, the City of North Battleford must:

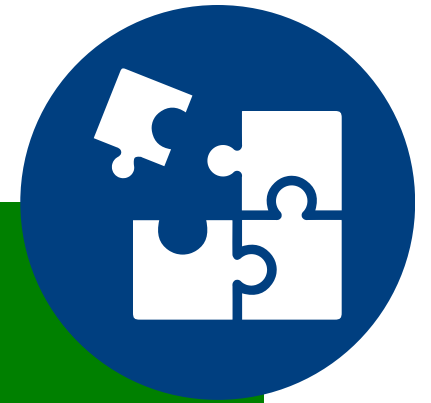
- provide good government
- provide service, facilities, and other things, that, in the opinion of Council, are necessary and desirable for all or part of the City
- develop and maintain a safe and viable community
- foster economic, social, and environmental wellbeing
- provide wise stewardship of public assets

Consultations



Landlords & Tenants

The City is hosting four meetings, two in-person, and two via Zoom, to receive feedback from local residents, property owners, landlords, and tenants.



Government & NGO Bodies

The City has conducted meetings with the Battlefords Housing Authority and the Saskatchewan Landlords Association to obtain their input and feedback.

Intended Outcomes



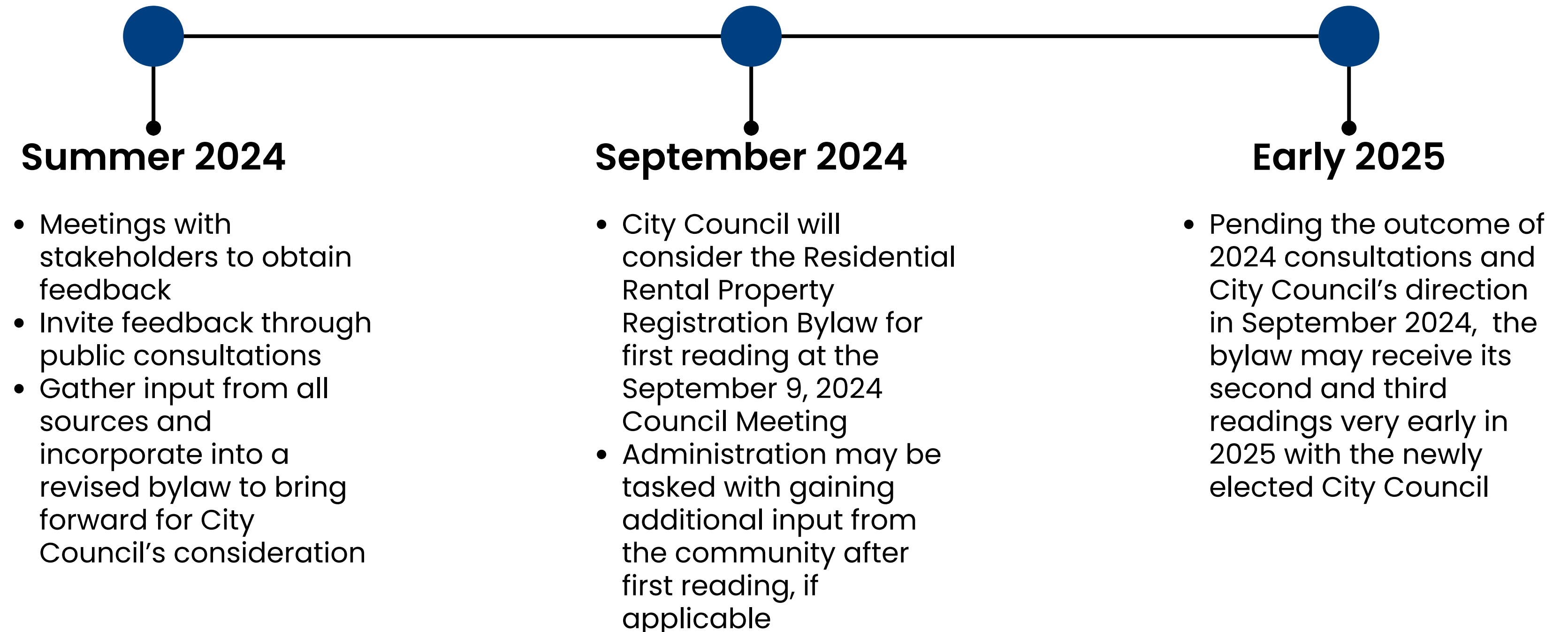
Understanding the Necessity of Regulating Rental Properties

After a record-breaking year of structure fires in 2021, the city of North Battleford began the process of tightening its enforcement of derelict and unsafe properties which could cause harm to those who are lawfully or unlawfully accessing them.

While some of these issues have been addressed under the current *Fire Safety Act* and the Property Nuisance & Abatement Bylaw, there are a number of rental properties which have been observed as unsafe for tenancy. Examples which could render a property believed to be unsafe would be: failure to provide safe electrical, building codes, no running water, no heat, roofing issues, presence of mold, structural damage, and violations of the *Fire Safety Act* such as the absence of smoke detectors or CO2 monitors.



Proposed Timeline



Cost to Rental Property Owners

Under the proposed Residential Rental Property Registration Bylaw, registration will be **complimentary**.

Gradually, the City intends to work toward the development of a **minimum standards bylaw** to ensure the rental properties within the community meet the most basic standards.

The development of minimum standards requires the consideration of a number of factors including the budgeting of one (1) full time position to administer the program.

Public consultations will be conducted in a future budget year and prior to submission of a request for decision to City Council to establish minimum standards.



Cost to Rental Property Owners

If implemented, the minimum standards bylaw would require an initial inspection for each rental property in the community to ensure the property is meeting the basic minimum standards. Follow up inspection requirements would be determined based on need.

Inspections would be completed by a trained inspector from the Protective Services Department. As part of this bylaw, maintenance plans will need to be provided and filed with the City.

An inspection fee is to be determined, but would be reasonable and not cost-prohibitive to encourage property owner compliance.



Why does the City want to enforce housing standards?

- Protective Services and local law enforcement have identified concerns about the condition of a number of rental properties within the city which are failing to meet the basic needs required for habitation.
- These standards are usually upheld by a provincial public health inspector. There has not been a public health inspector in North Battleford for more than two years, leaving a gap in inspection services aimed at regulating and maintaining public health standards in rental properties of concern.



In the interest of safety, prevention is key

- The only time that a rental property may be entered by the Director of Protective Services, or other first responders, is with either a warrant, or if someone is in danger, or at “imminent risk”.
- The City would like to ensure that the properties in the community are safe and do not pose a risk to the tenants.
- This would mean that tenants are afforded the basic essentials for a rental unit: water, heat, a working sewage system, hot water capability, windows, doors that close and lock properly, and electrical and carpentry work which is done to “code”, and do not cause a threat to the tenant’s safety.



Feedback/Questions/Concerns

Contact Us

We are looking for your genuine, honest feedback in response to this proposed bylaw and future measures to enforce minimum standards in rental units within the City of North Battleford.

We invite you to share your comments, questions, or concerns.



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Thank You

For Your Feedback



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