

Legislative
Assembly
of Ontario



Assemblée
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1 CHARLES III, 2022

Bill 47

**An Act to amend the Residential Tenancies Act, 2006 and
the Condominium Act, 1998 to require emergency power generators**

Co-sponsors:

Ms C. Pasma

Ms J. Bell

MPP K. Wong-Tam

Private Members' Bill

1st Reading November 23, 2022

2nd Reading

3rd Reading

Royal Assent



EXPLANATORY NOTE

The Bill enacts the *Protecting Human Rights in an Emergency Act (Emergency Power Generators), 2022*. The Act amends the *Residential Tenancies Act, 2006* and the *Condominium Act, 1998* to require landlords and corporations, respectively, to ensure buildings have emergency power generators.

**An Act to amend the Residential Tenancies Act, 2006 and
the Condominium Act, 1998 to require emergency power generators**

His Majesty, by and with the advice and consent of the Legislative Assembly of the Province of Ontario, enacts as follows:

1 The *Residential Tenancies Act, 2006* is amended by adding the following section:

Landlord's responsibility re emergency power generators

21.1 (1) A landlord is responsible for ensuring that a building has an emergency power generator or generators capable of doing the following for a minimum of two weeks during a power outage:

1. In the case of a building with one or more elevators, running at least one elevator.
2. Powering lights in,
 - i. all hallways, corridors, stairways and exits, and
 - ii. any elevator powered in accordance with paragraph 1.
3. Ensuring water access in residential units.

Same

(2) The emergency power generator must be turned on within the prescribed time during a power outage.

2 Section 126 of the Act is amended by adding the following subsection:

Exception

(1.1) Despite subsection (1), a landlord may not apply to the Board for an order under that subsection in relation to expenses incurred in order to comply with section 21.1.

3 Subsection 241.1 (1) of the Act is amended by adding the following paragraph:

- 3.1 prescribing the time period for the purposes of subsection 21.1 (2);

4 The *Condominium Act, 1998* is amended by adding the following section immediately after section 88:

EMERGENCY POWER GENERATORS

Emergency power generators

88.1 (1) The corporation is responsible for ensuring that every building has an emergency power generator or generators capable of doing the following for a minimum of two weeks during a power outage:

1. Running at least one elevator.
2. Powering lights in,
 - i. all hallways, corridors, stairways and exits, and
 - ii. any elevator powered in accordance with paragraph 1.
3. Ensuring water access in units.

Same

(2) The emergency power generator must be turned on within the prescribed time during a power outage.

5 Subsection 177 (2) of the Act is amended by adding the following paragraph:

- 8.1 prescribing the time period for the purposes of subsection 88.1 (2);

Commencement

6 This Act comes into force six months after the day it receives Royal Assent.

Short title

7 The short title of this Act is the *Protecting Human Rights in an Emergency Act (Emergency Power Generators), 2022*.