

OAKVILLE NEWS



FOR SALE



**122 Montrose St N
Cambridge, Ontario**

This charming 1.5 storey detached home features an inground pool and numerous updates that have been thoughtfully carried out over time. Nestled in a prime location, this property offers not only a place to call home, but a lifestyle filled with amenities and possibilities. As you step outside to your private 35 by 66 foot lot, you'll immediately sense the potential that this property holds.

FOR SALE



**11F James St
Georgetown, Ontario**

Experience the best of Georgetown living in this meticulously maintained END UNIT townhome nestled in the heart of Georgetown. This 2 bedroom townhome offers the perfect blend of style & comfort. Situated in a prime location, you'll find yourself just steps from Downtown Georgetown/Main St & a 5-minute stroll to Halton Hills Library & Cultural Centre, Dayfoot Park & Mary St Park.

FOR SALE



**1273 Pallatine Dr
Oakville, Ontario**

Welcome to 1273 Pallatine Drive, Oakville - a charming semi-detached home nestled on a sprawling corner lot with a fantastic yard and no sidewalks to shove! This well maintained home offers an array of wonderful features, is thoughtfully and tastefully decorated, and has ample space for comfortable living, providing you with room to grow and create cherished memories.

SOLD



**30 Regent Ave #32A
Hamilton, Ontario**

Welcome to your new home, 30 Regent Ave #32A in Falkirk East, Hamilton! This charming 3-bedroom, end-unit townhome offers the perfect blend of comfort and convenience, making it ideal for first-time buyers or those looking to downsize without compromising on space.

FOR SALE



**252 Walkers Line
Burlington, Ontario**

Located just steps away from the lake, this 4+1 bedroom 3+1 bathroom home is a fantastic opportunity to live in the highly desirable Tuck School catchment area. Upon entering this home, you'll be greeted by an inviting interior that seamlessly blends modern amenities with the timeless appeal of Cape Cod architecture. Features include updated kitchen, play-loft and saltwater pool!

What Is the Law Regarding Pets In a Rented Unit?

Understanding That Lease Terms Banning Pets Are Usually Unenforceable Except In Limited Circumstances

A lease clause purporting as a pet ban is unlawful and nullified for being contrary to section 14 of the Residential Tenancies Act, 2006, S.O. 2006, Chapter 17, which explicitly states that a pet ban is void. Accordingly, and despite that a tenant may have signed a lease containing such a clause, a 'pet ban' is generally unlawful and unenforceable. Specifically, the Residential Tenancies Act, 2006 states:

A provision in a tenancy agreement prohibiting the presence of animals in or about the residential complex is void.

Exceptions

With the above said regarding the section 14 provision within the Residential Tenancies Act, 2006 that voids a pet ban, a few exceptions to this rule do remain depending on specific circumstances. The exceptions that may allow for a pet ban are found in section 76 of the Residential Tenancies Act, 2006 where it is stated:

- (1) If an application based on a notice of termination under section 64, 65 or 66 is grounded on the presence, control or behaviour of an animal in or about the residential complex, the Board shall not make an order terminating the tenancy and evicting the tenant without being satisfied that the tenant is keeping an animal.
- (2) The Board shall not make an order terminating the tenancy and evicting the tenant relying on clause (1) (a) if it is satisfied that the animal kept by the tenant did not cause or contribute to the substantial interference.
- (3) The Board shall not make an order terminating the tenancy and evicting the tenant relying on clause (1) (b) if it is satisfied that the animal kept by the tenant did not cause or contribute to the allergic reaction.

As per the above exception rules, a pet may be banned if the pet is demonstrated as causing damage to property or causing disruption and interference to others living within the residential complex. Furthermore, where a law, such as a municipal bylaw, or other legal mandate explicitly permits the banning of pets, or where the tenancy is within a condominium corporation that restricts pet ownership as stated within the Condominium Declarations a landlord may be able to ban a pet.

*Source: paladin.legal



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YOUR MARKET REPORT

AREA	# OF SALES	AVG. SALE PRICE
West	11	\$1,835,525
River Oaks	11	\$1,672,864
Bronte	9	\$1,981,083
Falgarwood	6	\$1,345,167
West Oak Trails	6	\$1,343,833
Glen Abbey	6	\$1,720,167
College Park	5	\$1,320,200
Southwest	5	\$3,129,398
Old Oakville	5	\$2,271,400
Clearview	4	\$1,820,028
Morrison	3	5,343,333
Westmount	3	\$1,779,667
Central	2	\$2,600,000
Wedgewood Creek	2	\$1,632,500
Joshua Meadows	1	\$2,850,000
Joshua Creek	1	\$2,320,000
Glenorchy	1	\$1,900,000

* Detached Homes *

AREA	# OF SALES	AVG. SALE PRICE
River Oaks	11	\$963,036
Bronte	10	\$1,111,412
College Park	5	\$807,600
Joshua Creek	5	\$1,246,360
Glenorchy	5	\$1,114,300
Glen Abbey	4	Not Available
Sixteen Hollow	4	\$1,302,000
Westmount	4	\$657,000
Old Oakville	3	\$1,601,667
Bronte Creek	2	\$870,000
Joshua Meadows	2	\$1,100,000
Wedgewood Creek	1	\$1,155,000
Falgarwood	1	\$552,000
Central	1	\$1,790,000

* Semi-Detached, Townhomes, Row and Links *

Does Ontario Law Allow Eviction of a Tenant During Winter Months?

The Law Does Allow For An Eviction During the Winter; However, the Landlord Tenant Board Holds Discretionary Power and May Decide Against Issuing An Eviction In the Winter.

Understanding Whether a Tenant May Be Evicted During Winter

The urban myth belief that a residential tenant cannot be evicted in winter likely arises because of a misinterpretation between what may happen and what actually does happen. There is actually nothing specifically stated within the Residential Tenancies Act, 2006, S.O. 2006, Chapter 17, as the law in Ontario that governs residential tenancies issues to prevent eviction during winter. However, the Residential Tenancies Act, 2006 does contain section 83 which allows an adjudicator, being the decision maker of the Landlord Tenant Board, to decide cases using discretion. Specifically, section 83 of the Residential Tenancies Act, 2006 says:

- (1) Upon an application for an order evicting a tenant, the Board may, despite any other provision of this Act or the tenancy agreement,
 - (a) refuse to grant the application unless satisfied, having regard to all the circumstances, that it would be unfair to refuse; or
 - (b) order that the enforcement of the eviction order be postponed for a period of time.
- (2) If a hearing is held, the Board shall not grant the application unless it has reviewed the circumstances and considered whether or not it should exercise its powers under subsection (1).
- (3) Without restricting the generality of subsection (1), the Board shall refuse to grant the application where satisfied that,
 - (a) the landlord is in serious breach of the landlord's responsibilities under this Act or of any material covenant in the tenancy agreement;
 - (b) the reason for the application being brought is that the tenant has complained to a governmental authority of the landlord's violation of a law dealing with health, safety, housing or maintenance standards;

Summary Comment

The belief that a wintertime eviction is forbidden is an urban myth. It appears that many people falsely believe a wintertime eviction is illegal merely because the Landlord Tenant Board has the discretion to avoid ordering a wintertime eviction and, whereas the Landlord Tenant Board may frequently exercise that discretion, the urban myth was, incorrectly, born.

*Source: paladin.legal



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