

M-200 By-law: Respecting Standards for Residential Occupancies

The M-200 By-law is a list of standards residential buildings in the Halifax Regional Municipality must follow.

If a building is not in compliance with the M-200 By-law, it can be reported to the municipality.

Examples of issues that need attention:



“A window in my apartment has been leaking for months. I have contacted my landlord multiple times and have had no success.”



“There is no smoke alarm in my apartment and the property manager hasn’t provided one.”



“I am nervous about a potentially dangerous electrical connection in my apartment, and nobody has come to fix it.”

STEP 1:

Report an issue to the municipality by calling 311 or emailing contactus@311.halifax.ca

STEP 2:

A service request will be created and assigned to an inspector. Make sure to save the service request number you receive from 311 so you can use it to follow up later.

STEP 3:

An inspection of your building will take place. If issues are found, the property owner will be ordered to fix any applicable issues.

FAQs

What places are covered under the M-200 By-law?

Most living spaces are covered under the M-200 By-law. This includes houses, apartments, condos, bedrooms, rooming houses and mini suites.

Public housing programs that are run by the provincial or federal government are not included under the M-200 By-law.

When should I report an issue?

As soon as you become aware of an issue in the space you are renting, for example a leaky window or broken door, it can be reported to the municipality through 311.

Where do I report the issue?

You can call 311 or email contactus@311.halifax.ca.

What happens after I report the issue to the municipality?

A municipal building inspector will inspect your building for issues. The inspector will remain as the point of contact until the applicable issues are resolved.

What will the inspector look for?

The inspector will take action to address concerns and will also do an overall check to make sure all requirements of the By-law are being met. The requirements of the By-law include, but are not limited to the following:

- fire safety and egress
- building structure and decks
- pest control and health concerns
- windows and doors
- elevators
- stairs
- heating systems
- plumbing
- electrical
- ventilation

