

April 6, 2020

On April 3, 2020, the Ontario Provincial Government released a **revised** list of essential services which will be permitted to carry on business in the coming weeks. Please find below a condensed list of the essential services that, in our view, relate to the condominium industry with those highlighted in **red** as being particularly relevant.

Services

6. **Security services for residences, businesses and other properties.**
7. Vehicle and equipment repair and essential maintenance and vehicle and equipment rental services.
8. Courier, postal, shipping, moving and delivery services.
10. **Staffing services including providing temporary help.**
14. Cheque cashing services

Financial services

16. Businesses that provide the following financial services:
 - i. Banking/credit union activities including credit intermediation.
 - ii. **Insurance.**
 - iii. **Land registration services.**
 - iv. **Real estate agent services.**
 - v. **Pension and benefits payment services.**
 - vi. Financial services including payroll and payment processing and accounting and tax services.

Telecommunications and IT infrastructure/service providers

17. Information Technology (IT) services, including online services, software products and the facilities necessary for their operation and delivery.
18. Telecommunications providers and services (phone, internet, radio, cell phones etc.) and facilities necessary for their operation and delivery.
19. Newspapers, radio and television broadcasting.

Maintenance

20. **Maintenance, repair and property management services strictly necessary to manage and maintain the safety, security, sanitation and essential operation of institutional, commercial, industrial and residential properties and buildings.**

Transportation services

21. Businesses and facilities that provide transportation services, including,
 - ii. support services for transportation services, including,
 - A. logistical support, distribution services, warehousing and storage, truck stops and tow operators,
 - B. services that support the operations and safety of transportation systems including maintenance and repairs, and
 - C. marinas, but only to the extent that the marina is necessary to enable individuals to access their primary place of residence.

22. Businesses that provide and support online retail, including by providing warehousing, storage and distribution of goods that are ordered online.

Construction

30. Residential construction projects where,
 - i. a footing permit has been granted for single family, semi-detached and townhomes
 - ii. an above grade structural permit has been granted for condominiums, mixed use and other buildings, or
 - iii. the project involves renovations to residential properties and construction work was started before April 4, 2020.

Community services

34. Businesses that deliver or support the delivery of services including:
 - ii. Collecting, transporting, storing, processing, disposing or recycling of any type of waste.
 - iii. Potable drinking water
 - vii. Professional and social services that support the legal and justice system.
 - viii. Government services including but not limited to policing and law enforcement, fire and emergency services, paramedics, coroner and pathology services, corrections and court services, licences and permits.

Requirements that apply to businesses

Compliance

1. (1) The person responsible for a place of business that continues to operate shall ensure that the business operates in accordance with all applicable laws, including the *Occupational Health and Safety Act* and the regulations made under it.

(2) The person responsible for a place of business that continues to operate shall operate the business in compliance with the advice, recommendations and instructions of public health

officials, including any advice, recommendations or instructions on physical distancing, cleaning or disinfecting.

Restricting access to businesses and providing alternative methods of sale

2. (1) Subject to subsection (2), the person responsible for a place of business that continues to operate and that engages in retail sales to the public, except for pharmacies and businesses that primarily sell food and beverages at retail, shall, to the fullest extent possible, restrict public access to the place of business by providing alternative methods of sale such as curbside pick-up or delivery.

(2) The person responsible for a place of business described in paragraph 15 of Schedule 2 shall restrict public access to the place of business and shall provide all items to the public using an alternative method of sale such as curbside pick-up or delivery, except in exceptional circumstances.

Short term rentals

3. (1) Every person who provides short term rentals in rental accommodations shall ensure that any rentals booked after April 4, 2020 are only provided to individuals who are in need of housing during the emergency period.

(2) Subsection (1) does not apply in respect of hotels, motels and student residences.

Open houses prohibited

4. Every person who is responsible for a business that provides real estate agent services shall ensure that the business does not host, provide or support any open house events.