THE CITY OF VAUGHAN

BY-LAW

SHORT-TERM RENTAL

(Consolidated Version – Enacted as By-law 158-2019)

Last consolidated on June 1, 2026. City of Vaughan by-laws are provided online for convenient public reference. By-laws are consolidated on an ongoing basis, but recent amendments may not be reflected in the latest consolidated version. Check the Amendment History to get a complete listing of all pertinent regulations. For further information contact the Office of the Director and Chief Licensing Officer.

A By-law of the Corporation of the City of Vaughan to license short-term rental brokerages and owners and to regulate all related activity.

WHEREAS Section 8(1) of the *Municipal Act, 2001, S.O. 2001*, c. 25, as amended, provides that the powers of a municipality shall be interpreted broadly as to confer broad authority on a municipality to (a) enable it to govern its affairs as it considers appropriate, and (b) enhance its ability to respond to municipal issues;

AND WHEREAS Section 11(2) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a lower-tier municipality may pass by-laws respecting health, safety and well-being of persons and protection of persons and property, including consumer protection;

AND WHEREAS Section 11(3) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a lower-tier municipality may pass by-laws respecting business licensing;

AND WHEREAS Section 151(5) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a lower-tier municipality may pass by-laws with respect to any activity, matter or thing for which a by-law may be passed under Sections 9, 10 and 11 as if it were a system of licences with respect to a business;

AND WHEREAS Section 391 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides for the municipality to impose fees or charges on persons for services or activities provided or done by or on behalf of it;

AND WHEREAS Section 425 of the *Municipal Act, 2001*, S.O. 2001, c.25 provides for a municipality to pass by-laws providing that a person who contravenes a by-law of the municipality passed under the Act is guilty of an offence;

AND WHEREAS Section 426 of the *Municipal Act, 2001*, S.O. 2001, c.25 provides that no person shall hinder or obstruct, or attempt to hinder or obstruct, any person who is exercising a power or performing a duty under this Act or under a by-law passed under the Act;

AND WHEREAS Section 429 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides for the municipality to establish a system of fines for offences under a by-law of the municipality passed under the Municipal Act;

AND WHEREAS Section 431 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that if any by-law of the municipality is contravened and a conviction entered, in addition to any other remedy and to any penalty imposed by the by-law, the court in which the conviction has been entered and any court of competent jurisdiction thereafter may make an order to prohibit the continuation or repetition of the offence by the person convicted;

AND WHEREAS Section 434.1 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides for the municipality to require a person, subject to such conditions as the municipality considers appropriate, to pay an administrative penalty if the municipality is satisfied that the person has failed to comply with a by-law of the municipality passed under this Act;

AND WHEREAS Sections 444 and 445 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, respectfully, provide for the municipality to make an order requiring a person who contravenes a by-law or who causes or permits the contravention or the owner or occupier of land on which a contravention occurs to discontinue the contravening activity or do work to correct a contravention;

AND WHEREAS the Council of the Corporation of the City of Vaughan deems the licensing of short-term rental brokerages and owners and the regulation of all related activity to be in the interest of public safety, community well-being and nuisance control;

NOW THEREFORE the Council of the Corporation of the City of Vaughan enacts this By-law to license short-term rental brokerages and owners and to regulate all related activity within the jurisdictional boundaries of the City of Vaughan.

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1.0 Authority and Short Title

(1) This By-law was approved by Item No. 5 of Report No. 7 of the Finance, Administration and Audit Committee and passed by City Council on May 14, 2019.

(2) The By-law shall be known and referenced as the “Short-Term Rental By-law”.

2.0 Applicability and Scope

(1) This By-law applies to all:

(a) *Short-Term Rental Brokerages* that *Operate* within the jurisdictional boundaries of the City of Vaughan;

(b) *Short-Term Rental Owners* that *Operate* a *Short-Term Rental* within the jurisdictional boundaries of the City of Vaughan;

(c) *Persons* acting as *Short-Term Rental Operators* within the jurisdictional boundaries of the City of Vaughan; and

(d) *Dwelling Units* used as *Short-Term Rentals* within the jurisdictional boundaries of the City of Vaughan.

(2) This By-law does not apply to:

(a) hotels, motels or inns;

(b) *Bed-and-Breakfast Establishments*;

(c) accommodations rented out to tenants in accordance with the *Residential Tenancies Act*, 2006, S.O. 2006, c. 17;

(d) retirement homes licensed under the *Retirement Homes Act, 2010*, S.O. 2010, c. 11.

3.0 Definitions and Interpretation

(1) In this By-law, unless the context otherwise requires, words imparting the singular number shall include the plural, and words imparting the masculine gender shall include the feminine and further, the converse of the foregoing also applies where the context requires. [Added by section 1.b. of By-law 029-2025 on February 25, 2025]

(2) Wherever a word is used in this By-law with its first letter capitalized and the whole word italicized, the term is being used as it is defined in 3.0(4) of this By-law. Where any word appears in ordinary case, the commonly applied English language meaning is intended. [Added by section 1.b. of By-law 029-2025 on February 25, 2025]

(3) Any reference to a statute, regulation, by-law or other legislation shall include such statute, regulation, by-law or legislation as amended, re-enacted, replaced, or superseded. [Added by section 1.b. of By-law 029-2025 on February 25, 2025]

(4) In this By-law:

(a) "Administrative Penalties By-law" refers to the *City's* Administrative Penalties By-law 240-2024; [Added by section 1.a. of By-law 029-2025 on February 25, 2025]

(b) "Applicant" means a *Person* seeking to become licensed under this By-law (i.e., become a *Licensee*) and who makes such an application or does so through an *Authorized Agent*; [Amended by section (1) of By-law 226-2022 on September 28, 2022.]

(c) "Authorized Agent" means a *Person* authorized in writing by an *Applicant* or *Licensee* to act on behalf of such *Applicant* or *Licensee* for the identified purpose of making an application, renewing a licence, or otherwise complying with the provisions of this By-law;

(d) "Bed-and-Breakfast Establishment" means an owner-occupied establishment in a commercial zone, operated as an accessory use to a single detached dwelling where temporary sleeping accommodation and sanitary facilities are made available to guests and where meals are provided to guests. A Bed-and-Breakfast Establishment shall not include a hotel, motel or *Short-Term Rental*;

(e) "Chief Licensing Officer" means the *Director* and Chief Licensing Officer, By-law and Compliance, Licensing and Permit Services or his or her designate;

(f) "Chief Building Official" means the Chief Building Official for the City of Vaughan, or his or her designate;

(g) "Chief of Police" means the Chief of York Region Police.

(h) "City" means the Corporation of the City of Vaughan or any *Person* authorized to act on behalf of the Corporation for the purposes of exercising its powers under this By-law;

(i) "City Clerk" means the person appointed by Council as Clerk pursuant *to* Section 228 of the Municipal Act, 2001, or their designate; [Added by section 1. of By-law 200-2023 on December 12, 2023]

(j) "Collection" means charging, receiving, accounting for, and remitting to the *City* the *Municipal Accommodation Tax*;

(k) "Director" means the *Director* and *Chief Licensing Officer*, By-law and Compliance, Licensing and Permit Services or his or her designate;

(l) "Dwelling Unit" means a room or series of rooms of complementary use, used by a person or persons living together under a single tenancy, in which cooking, eating, living, sleeping and sanitary facilities are provided;

(m) "Fire Chief" means the Chief of Vaughan Fire and Rescue Services or his or her delegate;

(n) "Hearings Officer" means a *Person* from time to time appointed to such role by the *City Clerk*; [Amended by section 2. of By-law 200-2023 on December 12, 2023]

(o) "Individual Person" means a natural *Person*;

(p) "Licensee" means a *Person* who has been issued and maintains a valid licence pursuant to the terms of this By-law;

(q) "Market", "Marketed" or "Marketing" means offering, facilitating, or causing or permitting to offer or facilitate, directly or indirectly, the sale, promotion, canvassing, solicitation, advertising, or marketing of a *Short-Term Rental*, and includes placing, posting or erecting advertisements physically or online, provided that the *Marketing* activity is the *Person's Primary Business*; [Added by subsection 1(c) of By-law 032-2021 on March 10, 2021.]

(r) "Medical Officer of Health" means the Medical Officer of Health for the Regional Municipality of York;

(s) “Multiple Unit Dwelling” means a building or part of a building containing three or more *Dwelling Units*;

(t) “Municipal Accommodation Tax” or “MAT” means the tax imposed under Municipal Accommodation Tax, Short-Term Rental, By-law. [Amended by section 1.c. of By-law 029-2025 on February 25, 2025]

(u) “Municipal By-law Enforcement Officer” means a *Person* appointed as a Municipal By-law Enforcement Officer, pursuant to section 15 of the *Police Services Act*, R.S.O. 1990, c. P.15 or section 55 of the *Community Safety and Policing Act, 2019*, S.O. 2019, c. 1, Sched. 1, to enforce the provisions of this By-law; [Amended by section 1.d. of By-law 029-2025 on February 25, 2025]

(v) “Ontario Police Service” means a police service established in Ontario under the *Police Services Act*, R.S.O. 1990, c. P.15. [Amended by section 1.c. of By-law 029-2025 on February 25, 2025]

(w) “Operate”, “Operated” or “Operating” means to rent out, provide, offer to rent out or provide, or facilitate or broker or *Market* or cause to be *Marketed*, the offer or rental, whether directly or indirectly, including, without limitation, via the internet or other electronic platform, of a *Short-Term Rental* and shall include a *Person* collecting a fee or handling payments in respect of a *Short-Term Rental*; [Added by subsection 1(d) of By-law 032-2021 on March 10, 2021.]

(x) “Order” means a direction issued by the *City* under statutory authority, including but not limited to Orders under the *Municipal Act, 2001*, S.O. 2001, c. 25, the *Building Code Act, 1992*, S.O. 1992, c. 23 and the *Fire Protection and Prevention Act, 1997*, S.O. 1997, c. 4; [Amended by section 1.c. of By-law 029-2025 on February 25, 2025]

(y) “Person” means an *Individual Person*, a partnership, or a corporation (including any of such corporation’s affiliates, subsidiaries or parent corporations, as the case may be) to which the context can apply and “Person” shall also include multiple *Persons* who, acting together, carry on the business of a *Short-Term Rental* business, despite the fact that no single one of those *Persons* carries on the activity in its entirety; [Amended by subsection 1(a) of By-law 032-2021 on March 10, 2021.]

(z) “Primary Business” means a business undertaken by any *Person* that generates at least fifty percent (50%) or more of its revenues, directly or indirectly, from *Operating* a *Short-Term Rental*; [Amended by subsection 1(e) of By-law 032-2021 on March 10, 2021.]

(aa) “Principal Residence” means a dwelling unit owned or rented by an *Individual Person*, either alone or jointly with others, where the *Individual Person* is ordinarily resident;

(aa) “Prohibited Ground” means the prohibited grounds of discrimination as provided for under the *Ontario Human Rights Code*, R.S.O. 1990, c. H.19;

(aa) “Property” means a building, and includes the lands and premises appurtenant thereto, and includes vacant property;

(bb) "Rental Period" means the span of consecutive days for which a *Short-Term Rental* has been rented.

(cc) "Short-Term Rental" means a *Dwelling Unit* or part of a *Dwelling Unit* used to provide temporary accommodation for a *Rental Period* of not more than 29 consecutive days and shall not include a hotel, motel or *Bed-and-Breakfast Establishment*;

(dd) "Short-Term Rental Brokerage" means any *Person* who facilitates or brokers or *Markets* or causes to be *Marketed* or assists in any capacity in the booking process of a *Short-Term Rental* reservation for others, whether directly or indirectly, including, without limitation, via the internet or other electronic platform, of a *Short-Term Rental*, provided such *Person* collects, handles or receives a payment, fee, compensation or other financial benefit as a result of, or in connection with, the *Short-Term Rental*; [Amended by subsection 1(b) of By-law 032-2021 on March 10, 2021.]

(ee) "Short-Term Rental Operator" means a *Person* who has care and control, at any time and for any length of time, of a *Dwelling Unit*, or part thereof, that is used as a *Short-Term Rental*, but who is not the *Short-Term Rental Owner*;

(ff) "Short-Term Rental Owner" means any *Person* who *Operates* a *Short-Term Rental* and is either:

(i) a registered owner of the *Property*, or part thereof, that is being *Operated* as a *Short-Term Rental*; or

(ii) a tenant of the *Property*, or part thereof, that is being *Operated* as a *Short-Term Rental*.

4.0 Licensing Requirements for Short-Term Rental Brokerages

(1) No *Person* shall carry on the business of a *Short-Term Rental Brokerage* unless a licence to do so has been obtained from the *City*.

(2) Where the *Applicant* is a corporation, the application shall be made by a duly authorized director or officer of that corporation.

(3) Where the *Applicant* is a partnership, the application shall be made by one or more of the partners.

(4) *Applicants* for a *Short-Term Rental Brokerage* licence must:

(i) in the case of individuals be permanent residents in Canada;

(ii) in the case of a partnership, have at least one partner be either a permanent resident in Canada or a corporation incorporated in Canada;

(iii) in the case of a corporation, be incorporated, continued or *Operate* in Canada. [Amended by subsection 2 of By-law 032-2021 on March 10, 2021.]

(5) *Applicants* required, in accordance with the *City*'s Municipal Accommodation Tax, Short-Term Rental By-law to *Collect* the *Municipal Accommodation Tax* on

behalf of *Short-Term Rental Owners*, are automatically registered with the *City* to do so after being issued a *Short-Term Rental Brokerage* licence. [Amended by section 1.a. of By-law 088-2026 on May 26, 2026]

(6) Despite 4.0(2) and 4.0(3), an application for a licence or a renewal thereof may be made in person or in a manner satisfactory to *Chief Licensing Officer*, either by the *Applicant*, or an *Authorized Agent*, provided that he or she has written authorization to do so from the *Applicant* and provides one piece of Canadian government photo identification, both to the satisfaction of the *Chief Licensing Officer*. [Amended by section (2) of By-law 226-2022 on September 28, 2022.]

(7) Every *Person* making an application for a *Short-Term Rental Brokerage* licence under this By-law shall submit the following:

(a) a completed application form or forms, signed by the *Applicant* or at least one of the *Applicant's* authorized directors, officers or partners;

(b) the applicable fee, as set out in Fees and Charges By-law 171-2013; [Amended by section 1.c. of By-law 029-2025 on February 25, 2025]

(c) where the *Applicant* is a corporation, the complete articles of incorporation, including the names and addresses of all directors and officers of the corporation, as at the time of application;

(d) where the *Applicant* is a partnership, a copy of the record of registration of the partnership under the *Business Names Act*, R.S.O.1990, c.B.17 and/or the *Limited Partnerships Act*, R.S.O. 1990, c.L.16; [Amended by section 1.c. of By-law 029-2025 on February 25, 2025]

(e) a listing of every *Short-Term Rental* being made available within the jurisdictional boundaries of the *City*, as at a date no less than seven (7) days from the date of application for a licence;

(f) proof, satisfactory to the *Chief Licensing Officer*, of valid general liability commercial insurance, or any other suitable insurance acceptable to the *Chief Licensing Officer*, in the amount of at least $2,000,000.

(g) any other information required to be provided under this By-law or as may be requested by the *Chief Licensing Officer*.

(8) Receipt of the application, request for renewal, or submission of the licence fee shall not constitute approval of the application for, or renewal of a licence, nor shall it obligate the *City* to issue or renew any such licence.

(9) Despite 4.0(7), if a *Licensee* has remitted the prescribed renewal fee, the licence shall be deemed to continue until the renewal is granted or refused, subject to the *Licensee's* avenue for appeal under Parts 7.0 and 8.0 of this By-law.

(10) In the event a licence or renewal thereof is refused, either without or after any appeal, the *Applicant* shall be eligible to a partial refund, as follows:

	REFUND
Short-Term Rental Brokerage with more than 100 active *Short-Term Rentals*	95% of licensing or renewal fee

Short-Term Rental Brokerage with 51 to 100 active *Short-Term Rentals*	90% of licensing or renewal fee
Short-Term Rental Brokerage with 11 to 50 active *Short-Term Rentals*	50% of licensing or renewal fee
Short-Term Rental Brokerages with up to 10 active *Short-Term Rentals*	Fee is not refundable

(11) The number of active *Short-Term Rentals* for a given year is considered to be the highest number of active *Short-Term Rentals* at any given time for that year.

(12) Licences shall be renewed no later than on the annual anniversary date of their issuance and no earlier than two months before such anniversary.

(13) A licence not renewed by its anniversary date shall be deemed to have lapsed, and the *Person* whose name the original licence was issued under shall not operate his or her *Short-Term Rental*.

(14) Despite 4.0(13), a licence that has not lapsed by more than 90 days may still be renewed subject to the following:

(a) that for a licence lapsed up to 30 days, a late renewal fee equivalent to 15% of the renewal fee be paid in addition to the renewal fee; or

(b) that for a licence lapsed more than 30 days and up to 90 days, a late renewal fee equivalent to 30% of the renewal fee be paid in addition to the renewal fee.

(15) A licence that has lapsed more than 90 days shall be deemed cancelled and no longer eligible for renewal.

(16) A *Licensee* who Operates with a licence that has been cancelled under 4.0(15) may not apply for a new licence within two years from the expiry date of said licence, unless the outstanding renewal fee and late renewal fee has been paid.

5.0 Licensing Requirements for Short-Term Rental Owners

(1) No *Person* shall carry on the business of a *Short-Term Rental Owner* unless a licence to do so has been obtained from the *City*.

(2) *Applicants* for a *Short-Term Rental Owner* licence must:

(a) be *Individual Persons*;

(b) have permanent residency in Canada; and

(c) have the *Property* on which the proposed *Short-Term Rental* is located be:

(i) the *Principal Residence* of at least one of the *Applicants*;

(ii) located in an area that permits residential uses; and

(iii) be otherwise in compliance with all applicable law, including the requirements of the *Building Code Act, 1992*, S.O. 1992, c. 23 and *Fire Protection and Prevention Act, 1997*, S.O. 1997, c.4.

(3) If the *Applicant* is the registered owner of the *Property* proposed as a *Short-Term Rental*, every registered owner of such *Property* shall be considered a joint

Applicant and shall be listed on the completed application form in Subsection 5.0(13)(a).

(4) If the *Applicant* is the tenant of the *Dwelling Unit* proposed as a *Short-Term Rental*, every tenant of such *Dwelling Unit* shall be considered a joint *Applicant* and shall be listed on the completed application form in accordance with Subsection 5.0(13)(a).

(5) *Applicants* required, in accordance with the *City*'s Municipal Accommodation Tax, Short-Term Rental By-law to *Collect* the *Municipal Accommodation Tax* are automatically registered with the *City* to do so after being issued a *Short-Term Rental Owner* licence. [Amended by section 1.b. of By-law 088-2026 on May 26, 2026]

(6) *Applicants* or *Licensees* may use more than one *Short-Term Rental Brokerage*, but must identify each such *Short-Term Rental Brokerage* at the time of application, and shall notify the *Chief Licensing Officer* in accordance with Section 6.0(1) if they use a further *Short-Term Rental Brokerage* not identified at the time of application.

(7) An application can be made by:

(a) the *Applicant*, who at the time of application shall submit one piece of Canadian government photo identification, to the satisfaction of the *Chief Licensing Officer*; or [Amended by section 1.f. of By-law 029-2025 on February 25, 2025]

(b) an *Authorized Agent* of the *Applicant*, who has written authorization from the *Applicant* to do so, who at the time of application shall submit one piece of Canadian government photo identification, to the satisfaction of the *Chief Licensing Officer*. [Amended by section 1.f. of By-law 029-2025 on February 25, 2025]

(8) [Deleted by section 1.g. of By-law 029-2025 on February 25, 2025].

(9) If the proposed *Short-Term Rental* is to be located in a *Multiple Unit Dwelling*, *Applicants* shall provide, at the time of application, a letter from the owner of such *Multiple Unit Dwelling* declaring that the *Operation* of *Short-Term Rentals* is permitted.

(10) If the *Applicants* are not the registered owners of the *Dwelling Unit* being used as a *Short-Term Rental*, the application must be accompanied by a letter from the registered owner of the *Dwelling Unit* giving the *Applicants* explicit permission to use the *Dwelling Unit* or part thereof as a *Short-Term Rental*.

(11) The letter in Section 5.0(10) shall be an original and notarized or certified by a notary public or commissioner for oaths authorized to do so under the laws of the Province of Ontario.

(12) Prior to the issuance of a licence, a copy of the application may be forwarded for a report or comments to the *Medical Officer of Health*, the *Fire Chief*, the *Chief Building Official*, the *Chief of Police* and any other departments of the *City*, and any other public authorities which may have an interest in the licence application, or for such information as may be required under this By-law or any other legislation.

(13) *Persons* presenting an application for a *Short-Term Rental Owner* licence under this By-law shall submit the following:

(a) a completed application form or forms, signed by the *Applicants*;

(b) proof of ownership or tenancy, satisfactory to the *Chief Licensing Officer*;

(c) the applicable, non-refundable fee, as set out in Fees and Charges By-law 171-2013; [Amended by section 1.c. of By-law 029-2025 on February 25, 2025]

(d) a Canadian government document that proves the Canadian permanent residency of at least one *Applicant*;

(e) a Canadian or provincial government-issued photo identification of all *Applicants*;

(f) if applicable, a Canadian or provincial government-issued photo identification of the *Authorized Agent*;

(g) a complete Vulnerable Sector Check for every *Applicant*, issued by an *Ontario Police Service*, not more than 90 days old, from the date of application;

(h) a document, that provides proof satisfactory to the *Chief Licensing Officer*, that the *Property* to be used as a *Short-Term Rental* is the *Principal Residence* of at least one of the *Applicants*;

(i) a list of all *Short-Term Rental Operators* at the time of application, including their contact information;

(j) proof, satisfactory to the *Chief Licensing Official*, that every *Short-Term Rental Owner* in 5.0(13)(h) and every *Short-Term Rental Operator* in 5.0(13)(i), who is an *Individual Person*, is at least 18 years of age at the time of licensing or registration; [Amended by subsection 3 of By-law 032-2021 on March 10, 2021.]

(k) any other information required to be provided under this By-law or as may be requested by the *Chief Licensing Officer*.

(14) Where the *Chief Licensing Officer* is of the opinion that an inspection of the *Dwelling Unit* or part thereof that is proposed to be used as a *Short-Term Rental* is required, such inspection shall be carried out in accordance with Part 15.0 of this By-law and no licence shall be issued or renewed until all matters identified by the inspecting *Municipal By-law Enforcement Officer* have been remedied to the satisfaction of the *Chief Licensing Officer*. [Amended by section 1.e. of By-law 029-2025 on February 25, 2025]

(15) Receipt of the application, request for renewal, or submission of the licence fee shall not constitute approval of the application for, or renewal of a licence, nor shall it obligate the *City* to issue or renew any such licence.

(16) Despite 5.0(14) and 5.0(15), if a *Licensee* has remitted the prescribed renewal fee, the licence shall be deemed to continue until the renewal is granted or refused, subject to the *Licensees'* avenue for appeal under Parts 7.0 and 8.0.

(17) Licences shall be renewed no later than on the annual anniversary date of their

issuance and no earlier than two months before such anniversary.

(18) A licence not renewed by its anniversary date shall be deemed to have lapsed, and the *Individual Persons* whose name the original licence was issued under shall be deemed to be operating without a licence.

(19) Despite 5.0(18), a licence that has not lapsed by more than 90 days may still be renewed subject to the following:

(a) that for a licence lapsed up to 30 days, a late renewal fee equivalent to 15% of the renewal fee be paid in addition to the renewal fee; or

(b) that for a licence lapsed more than 30 days and up to 90 days, a late renewal fee equivalent to 30% of the renewal fee be paid in addition to the renewal fee.

(20) A licence lapsed more than 90 days shall be deemed cancelled and no longer eligible for renewal.

(21) *Licensees* whose licence has lapsed more than 90 days may not apply for a new licence within two years from the expiry date of said licence, unless the outstanding renewal fee, late renewal fee and *Municipal Accommodation Tax*, if any is owed, has been paid.

6.0 Changes in Information

(1) Every *Applicant* or *Licensee* shall notify the *Chief Licensing Officer* in writing within seven (7) days of any change in any information contained in the application for a licence or renewal thereof.

(2) Where the changes in Section 6.0(1) include a change in the legal entity of the *Licensee*, the existing licence shall be cancelled and a new licence shall be obtained by the said legal entity, subject to all of the licensing requirements of this By-law.

(3) Notwithstanding Section 6.0(2), where there is a change in any of the registered owners or tenants who are licensed as *Short-Term Rental Owners*, a new licence shall be obtained by all the parties *Operating* or proposing to *Operate* a *Short-Term Rental*.

(4) Where there is a change to a *Short-Term Rental* as a result of a renovation or other similar work, the *Short-Term Rental Owner* shall notify the *Chief Licensing Officer*, as per 6.0(1) and the *Chief Licensing Officer* may require such *Short-Term Rental Owner* to apply for a new licence if such renovations or similar work are deemed to be significant.

(5) Where a *Short-Term Rental Owner* intends to *Operate* a *Short-Term Rental* at a location different than the *Dwelling Unit* identified in his or her application, the existing licence shall be cancelled and a new licence shall be obtained before the intended *Short-Term Rental* may *Operate*.

7.0 Refusal, Suspension and Revocation of Licences

(1) The powers and authority to refuse to issue or renew a licence, to cancel, revoke or suspend a licence, or to impose terms and conditions on a licence, are hereby delegated to the *Chief Licensing Officer*.

(2) Where the *Chief Licensing Officer* is of the opinion that:

(a) an application for a licence or renewal of a licence should be refused;

(b) a licence should be revoked;

(c) a licence should be suspended; or

(d) a term or condition of a licence should be imposed;

he or she shall make that decision.

(3) The *Chief Licensing Officer's* decision under 7.0(2) shall be guided by the following considerations:

(a) the safety, health and well-being of the community;

(b) the impact on neighbouring properties;

(c) compliance with remittance of the *Municipal Accommodation Tax*;

(d) financial impact to the *City*;

(e) consistency with the terms and conditions of the agreement between the *Short-Term Rental Brokerage* and the *Short-Term Rental Owner*, if requested by the *Chief Licensing Officer*.

(4) Despite Section 7.0(2), a licence shall not be issued or renewed where:

(a) the *Property* for which the *Short-Term Rental* is being proposed has any outstanding unpaid penalties or fines from the *City*;

(b) any of the *Applicants*, within the previous five years from the date of application or renewal have been convicted of any of the following under the Criminal Code of Canada:

(i) homicide or manslaughter;

(ii) sexual offences;

(iii) assault offences;

(iv) confinement offences;

(iv) robbery or extortion offences;

(vi) break and enter offences; or

(vii) fraud or forgery offences.

(5) After a decision is made by the *Chief Licensing Officer*, written notice of that decision shall be provided to the *Applicant* or *Licensee* advising of the *Chief Licensing Officer's* decision with respect to the application or licence.

(6) The written notice given in Section 7.0(5) shall:

(a) set out the grounds for the decision;

(b) give reasonable particulars of the grounds;

(c) be signed by the *Chief Licensing Officer*; and

(d) state that the *Applicant* or *Licensee* is entitled to a hearing by the *Hearings Officer* if the *Applicant* or *Licensee* delivers to the *Chief Licensing Officer*,

within seven (7) days after the notice under this Section is served:

(i) a notice in writing requesting a hearing by the *Hearings Officer*; and

(ii) the licensing appeals fee, prescribed in Licensing By-law 315-2005. [Amended by section 1.c. of By-law 029-2025 on February 25, 2025]

(7) Where no appeal is registered within the required time period, the decision of the *Chief Licensing Officer* shall be final.

(8) Where the *Applicant* or *Licensee* requests a hearing before the *Hearings Officer* within the required time period, the *Chief Licensing Officer* shall notify the *Applicant* or *Licensee* of the time, place and date of the appeal hearing.

(9) Where a *Licensee* requests a hearing within the required time period to appeal a revocation, the licence that is the subject of the hearing shall be deemed to continue until such time that the *Hearings Officer* has rendered a decision on the matter.

(10) Despite 7.0(9), nothing precludes the *Chief Licensing Officer* from suspending a licence under 7.0(11) during the period prior to a hearing to appeal a revocation.

(11) The *Chief Licensing Officer* may impose a summary suspension on any licence, subject to the following conditions:

(a) A summary suspension shall be for a minimum period of twelve (12) hours and a maximum period of fourteen (14) days;

(b) If the violation is corrected during or after the twelve-hour period, the licence may be reinstated at the first opportunity following the end of the twelve-hour period;

(c) A summary suspension may be initiated by the *Chief Licensing Officer* in circumstances where:

(i) it is in the interest of public safety or well-being;

(ii) a *Licensee's* insurance, as approved by the *Chief Licensing Officer*, has expired and he or she continues to carry on business for which the licence was issued;

(iii) a *Licensee* fails to comply with a request to inspect; or

(iv) a *Licensee* fails to comply with any of the provisions of this By-law.

(d) A summary suspension under this Section shall take effect upon delivery or service of written notice thereof to the *Licensee* at the business premises of the *Licensee* or at the last address shown or appearing on the records of the *City*;

(e) Summary suspensions may be imposed consecutively by the *Chief Licensing Officer*, subject to the provisions of this Part.

(12) For greater certainty, a summary suspension under Section 7.0(10) is subject to the notice and appeal provisions under Parts 7.0 and 8.0.

8.0 Licence Appeals

(1) The powers and authority to hear appeals from decisions made by the *Chief Licensing Officer* pursuant to Part 7.0 are hereby delegated to the *Hearings Officer*.

(2) The *Hearings Officer* shall hear all appeals from decisions made by the *Chief Licensing Officer* pursuant to Part 7.0.

(3) The provisions of the *Statutory Powers Procedure Act*, R.S.O. 1990, c. S.22 apply to all appeal hearings by the *Hearings Officer* under this By-law. [Amended by section 1.c. of By-law 029-2025 on February 25, 2025]

(4) The *Hearings Officer* shall hold the hearing at the time, place and date set out in the notice referred to in Section 7.0(5).

(5) At the appeal hearing, the onus shall be upon the *Applicant* or *Licensee* to show cause why:

(a) the licence applied for should not be refused;

(b) the licence should not be suspended or revoked; or

(c) conditions or special conditions should not be imposed on the licence.

(6) All appeal hearings shall be public hearings unless the *Applicant* or *Licensee* requests that the hearing be held in camera and the *Hearings Officer* accepts the request.

(7) When an appeal hearing date before the *Hearings Officer* has been set or fixed, and the *Applicant* or *Licensee*, having been provided with written notice referred to in Part 7.0, and the *Applicant* or *Licensee* fails to attend at the appointed time, place and date, the *Hearings Officer* may proceed in his or her absence and the *Applicant* or *Licensee* will not be entitled to any further notice in the proceedings.

(8) The *Hearings Officer* may uphold or vary the decision of the *Chief Licensing Officer*, or make any decision that the *Chief Licensing Officer* was entitled to make in the first instance.

(9) At the conclusion of the appeal hearing, the *Hearings Officer* may give his or her decision orally or reserve such decision, but in either case shall provide the decision in writing, with reasons, within fourteen (14) days of the hearing to the *Applicant* or *Licensee* and the *Chief Licensing Officer*.

(10) The decision of the *Hearings Officer* is final.

9.0 General Regulatory Requirements

(1) No *Person* shall *Operate* a *Short-Term Rental* in contravention of Zoning By-law 1-88 or in contravention of any other of the *City's* by-laws or any other applicable law. [Amended by section 1.c. of By-law 029-2025 on February 25, 2025]

(2) No *Person* licensed or required to be licensed under this By-law shall charge any *Person*, or provide services to any *Person*, or deny service to any *Person*, in a manner that in the opinion of the *Chief Licensing Officer* discriminates on the basis of a *Prohibited Ground* or is deemed by the *Chief Licensing Officer* to have the same or similar effect.

10.0 Regulatory Requirements for Short-Term Rental Brokerages

(1) Every *Short-Term Rental Brokerage* shall keep a record of each concluded transaction in relation to a *Short-Term Rental* listed or advertised on its platform for three years following the last day of the *Rental Period*. A transaction is concluded on the last day of the *Rental Period*. The records retained shall include the following:

(a) the name, address, and *Municipal Accommodation Tax* registration number of the *Short-Term Rental Owner*;

(b) the number of nights the *Short-Term Rental* was rented;

(c) the nightly and total price charged for the *Short-Term Rental*;

(d) the *Municipal Accommodation Tax* charged on the transaction;

(e) whether the rental was an entire-unit rental or partial-unit rental; and

(f) any other information required by the *Chief Licensing Officer*.

(1.1) With respect to the information required under 10.0(1), every *Short-Term Rental Brokerage* shall obtain the prior consent of the *Short-Term Rental Owner* to the collection, use, and potential disclosure of the Owner's personal information to and by the *City* for the purpose of the administration and enforcement of this By-law and the administration and enforcement of Municipal Accommodation Tax, Short Term Rental By-law, which consent shall be in a form satisfactory to the *Chief Licensing Officer*. [Added by subsection 4 of By-law 032-2021 on March 10, 2021.]

(2) Every *Short-Term Rental Brokerage* shall keep a record of the number of *Short-Term Rental* listings or advertisements it removes from its platform in accordance with Section 10.0(6).

(3) Every *Short-Term Rental Brokerage* shall provide a complete listing of all actively *Operating Short-Term Rentals* on its platform that are within the jurisdictional boundaries of the *City* upon request from the *Chief Licensing Officer*.

(4) In addition to the requirement under Section 10.0(3), upon the request of the *Chief Licensing Officer*, every *Short-Term Rental Brokerage* shall provide a complete listing of all *Short-Term Rentals* that have *Operated* in the period identified in said request by the *Chief Licensing Officer*.

(5) Every *Short-Term Rental Brokerage* shall provide the records referred to in this Section in a format and on a schedule to be determined by the *Chief Licensing Officer*.

(6) Upon written request from the *Chief Licensing Officer*, every *Short-Term Rental Brokerage* shall remove from its platform any *Short-Term Rental* listings identified by the *City*.

(7) No *Short-Term Rental Brokerage* shall impose any term or condition or type of requirement on any *Person*, including a *Short-Term Rental Owner* or guest using its platform or services, that prevents or hinders the ability of the *City* to enforce its by-laws.

(8) To the extent that clauses contrary to Section 10.0(7) are included in any

agreement made by a *Short-Term Rental Brokerage*, such clauses are unenforceable by the *Short-Term Rental Brokerage*.

11.0 Regulatory Requirements for Short-Term Rental Owners

(1) No *Short-Term Rental Owner* shall offer a *Short-Term Rental* through any *Short-Term Rental Brokerage* that does not hold a valid City of Vaughan licence.

(2) No *Short-Term Rental Owner* shall offer or accept multiple reservations where the proposed accommodation *Rental Periods* of said reservations overlap.

(3) No *Short-Term Rental Owner* shall *Operate* a *Short-Term Rental* unless the building in which the *Short-Term Rental* is located is in compliance with both Ontario Building Code and Fire Code.

(4) No *Short-Term Rental* shall be *Operated* in any area where a residential use is not permitted under Zoning By-law 1-88. [Amended by section 1.c. of By-law 029-2025 on February 25, 2025]

(5) No *Short-Term Rental Owner* shall allow any *Person* to *Operate* his or her *Short-Term Rental* unless such *Person* has been registered with the *City* as per subsections 5.0(13)(h) and 5.0(13)(i) and Section 11.0(6). [Added by subsection 5 of By-law 032-2021 on March 10, 2021.] [Amended by section 2 of By-law 073-2022 on April 26, 2022.]

(6) Every *Short-Term Rental Owner* shall ensure that the list of *Short-Term Rental Operators* relating to the *Short-Term Rental* is up-to-date and accurate in accordance with Section 5.0(6).

(7) Notwithstanding the requirements under subsection 5.0(13)(h) and Section 11.0(6), every *Short-Term Rental Owner* shall be fully responsible for any and all decisions and actions governed by this By-law, including those taken by a *Short-Term Rental Operator*, whether or not such individual has been identified as such by the *Short-Term Rental Owner* and whether or not such individual was granted explicit permission or authority to make such decisions or take such actions. [Amended by section 3 of By-law 073-2022 on April 26, 2022.]

(8) Every *Short-Term Rental Owner* shall post the licence supplied by the *City* at the time of issuance or renewal in a conspicuous place visible from the outside of the *Dwelling Unit*, on, or as near as possible to, the main entrance to the *Short-Term Rental*.

(9) [Deleted by section 1 of By-law 073-2022 on April 26, 2022.]

(10) No *Short-Term Rental Owner* shall hold, advertise, permit, or otherwise allow any occupancy that exceeds the maximum under either the Ontario Building Code or Fire Code, or which may otherwise pose a hazard or public nuisance, as determined by the *Chief Licensing Officer*.

12.0 Regulatory Requirements for Short-Term Rental Operators

(1) No *Short-Term Rental Operator* shall *Operate* a *Short-Term Rental* unless he or she is registered with the *City* for that purpose by the *Short-Term Rental Owner*, in accordance with Subsection 5.0(13)(i) and Section 11.0(6).

(2) Every *Short-Term Rental Operator* registered in accordance with Subsection 5.0(13)(i) and Section 11.0(6) and who is an *Individual Person* shall be at least

18 years of age at the time of registration.

(3) Every *Short-Term Rental Operator* shall be required to identify him or herself upon request by a *Municipal By-law Enforcement Officer* or any other person authorized to administer or enforce this By-law. [Amended by section 1.e. of By-law 029-2025 on February 25, 2025]

13.0 Administrative Matters

(1) Any *Order*, notice or other information required or authorized to be forwarded, given or served under this By-law is sufficiently given if delivered personally or sent by first-class prepaid mail addressed to the *Person* to whom delivery is required to be made at the address shown on the application or at last address shown or appearing on the records of the *City* and in the case of a corporation shall include delivery personally or by first-class prepaid mail delivered to any *Individual Person* who acts or appears to act for the benefit of such corporation, including a sales or customer service representative or an *Individual Person* employed or contracted by such corporation who is located at the premises of such corporation or any of such corporation's affiliates, subsidiaries or parent corporations, as the case may be. [Added by section 6 of By-law 032-2021 on March 10, 2021] [Amended by section 1. of By-law 119-2024 on June 25, 2024]

(2) Where service is effected by mail, it shall be deemed to be made on the fifth day after the date of mailing, unless the *Person* on whom service is being made establishes to the satisfaction of the *Chief Licensing Officer*, that he or she did not, acting in good faith, through absence, accident, illness or other cause beyond his or her control, receive the notice or *Order* until a later date.

(3) For the purposes of Section 23.3(4) of the *Municipal Act, 2001,* S.O. 2001, c. 25 it is the opinion of Council that the powers delegated to the *Chief Licensing Officer*, the *Hearings Officer* pursuant to this By-law are of a minor nature. [Amended by section 1.c. of By-law 029-2025 on February 25, 2025]

(4) Despite the requirements under sections 10.0(1) through to and including 10.0(5), the *Chief Licensing Officer*, on behalf of the *City*, may enter into a data-sharing agreement with a *Short-Term Rental Brokerage* for the purposes of collection and disclosure of information required under this Bylaw. [Added by subsection 7 of By-law 032-2021 on March 10, 2021.]

[Former sections 13.0(5) and 13.0(6) have been deleted by subsection 8 of By-law 032-2021 on March 10, 2021.]

14.0 Enforcement

(1) The provisions of this By-law may be enforced by a *Municipal By-law Enforcement Officer*. [Amended by section 1.e. of By-law 029-2025 on February 25, 2025]

(2) A *Municipal By-law Enforcement Officer* who has reasonable grounds to believe that a *Person* has contravened any provision of this By-law may require that *Person* provide identification to the *Municipal By-law Enforcement Officer*. [Amended by section 1.e. of By-law 029-2025 on February 25, 2025]

(3) Any information provided to the *Municipal By-law Enforcement Officer* under Section 14.0(2) is presumed to be correct and accurate and is admissible in

any proceeding. [Amended by section 1.e. of By-law 029-2025 on February 25, 2025]

(4) All persons who are required by a *Municipal By-law Enforcement Officer* to provide identification under Section 14.0(2) shall provide such identification to the *Municipal By-law Enforcement Officer*. Failure to provide sufficient or correct and accurate identification shall constitute an offence as set out under Section 14.0(6) of this By-law. [Amended by section 1.e. of By-law 029-2025 on February 25, 2025]

(5) A *Municipal By-law Enforcement Officer* may issue an *Order* to any *Person* governed by the provisions of this By-law, directing such *Person* to:

(a) discontinue a contravening activity; or

(b) do work to correct a contravention. [Amended by section 1.e. of By-law 029-2025 on February 25, 2025]

(6) Failure to comply with an *Order* under Section 14.0(5) is an offence and every *Person* named in such *Order* shall be subject to administrative penalties and any other penalties and remedies prescribed under this By-law. [Amended by section 1.i. of By-law 029-2025 on February 25, 2025]

(7) No *Person* shall hinder or obstruct, or attempt to hinder or obstruct, a *Municipal By-law Enforcement Officer* who is exercising a power or performing a duty under this By-law. [Amended by section 1.e. of By-law 029-2025 on February 25, 2025]

15.0 Powers of Entry and Inspection

(1) *Municipal By-law Enforcement Officers*, and any *Person* acting under their direction, may, at any reasonable time or at any time when there are reasonable grounds to believe that a contravention of this By-law is occurring or alleged to be occurring and subject to applicable law, enter onto any *Property* to determine if the provisions of this By-law are being complied with. [Amended by section 1.e. of By-law 029-2025 on February 25, 2025]

(2) *Municipal By-law Enforcement Officers* are authorized, for the purposes of an inspection to determine and enforce compliance with the By-law, to:

(a) enter, at any reasonable time, onto any *Property*, other than a *Dwelling Unit* unless authorized by the occupier of such *Dwelling Unit* or under the authority of a warrant issued by a court of competent jurisdiction;

(b) require any *Person* to produce for inspection any substance, equipment, documents, or other things relevant to the alleged offence or inspection;

(c) alone or in conjunction with *Persons* possessing special or expert knowledge, make examinations, take tests, obtain samples, and/or make audio, video and/or photographic records relevant to the alleged offence or inspection; and/or

(d) require information from any *Person* concerning the alleged offence or inspection. [Amended by section 1.e. of By-law 029-2025 on February 25, 2025]

16.0 Administrative Penalties

(1) Instead of laying a charge under the *Provincial Offences Act*, R.S.O. 1990, Chapter P.33 for a breach of any provisions of this By-law, a *Municipal By-law Enforcement Officer* may issue an administrative penalty to the *Person* who has contravened this By-law. [Amended by sections 1.c., 1.e. and 1.j. of By-law 029-2025 on February 25, 2025]

(2) If an administrative penalty is issued to a *Person* under Section 16.0(1), no charge shall be laid against that same *Person* for the same breach. [Amended by section 1.j. of By-law 029-2025 on February 25, 2025]

(3) The amount of the administrative penalty for a breach under this By- law is $750.00. [Amended by section 1.j. of By-law 029-2025 on February 25, 2025]

(4) A *Person* who is issued an administrative penalty shall be subject to the procedures provided for in the *Administrative Penalties By-law*. [Amended by sections 1.c., 1.h. and 1.j. of By-law 029-2025 on February 25, 2025]

(5) An administrative penalty imposed on a *Person* that becomes a debt to the *City* under the *Administrative Penalties By-law* may be added to the municipal tax roll and collected in the same manner as municipal taxes. [Amended by sections 1.c., 1.h. and 1.j. of By-law 029-2025 on February 25, 2025]

17.0 Offences and Penalties

(1) Every *Person* who contravenes a provision of this by-law or direction provided by a *Municipal By-law Enforcement Officer* in order to achieve compliance shall be guilty of an offence and upon conviction shall be liable to a fine as provided for in the *Provincial Offences Act*, R.S.O. 1990, C. P.33, and as set out below: [Amended by section 1.e. of By-law 029-2025 on February 25, 2025]

(a) Upon a first conviction, a fine of not less than $500 and not more than $5,000.00. [Amended by subsection 9 of By-law 032-2021 on March 10, 2021.]

(b) Upon a second or subsequent conviction, a fine of not less than $500.00 and not more than $10,000.00. [Amended by subsection 9 of By-law 032-2021 on March 10, 2021.]

(c) Upon conviction for a multiple offence, for each offence included in the multiple offence, a fine of not less than $500.00 and not more than $10,000.00. [Amended by subsection 9 of By-law 032-2021 on March 10, 2021.]

(d) Upon a first conviction, where the contravener is a corporation, a fine not less than $500.00 and not more than $100,000.00. [Amended by subsection 9 of By-law 032-2021 on March 10, 2021.]

(e) Upon a second or subsequent conviction, where the contravener is a corporation, a fine of not less than $500.00 and not more than $100,000.00. [Amended by subsection 9 of By-law 032-2021 on March 10, 2021.]

(f) Upon conviction for a multiple offence, for each offence included in the multiple offence and where the contravener is a corporation, a fine of not

less than $500.00 and not more than $100,000.00. [Amended by subsection 9 of By-law 032-2021 on March 10, 2021.]

(2) Upon the conviction of a *Short-Term Rental Owner*, for which the offence or offences relate to the carrying on of a party and for which an entrance fee was advertised or otherwise charged, a special fine, in addition to any other applicable fines, equivalent to the number of participants estimated by the *Chief Licensing Officer* to have attended multiplied by the amount advertised or charged per person.

18.0 Collection of Unpaid Penalties and Fines

(1) Where a fine is in default, the *City* may proceed with civil enforcement against the *Person* upon whom the fine has been imposed, pursuant to the *Provincial Offences Act*, R.S.O. 1990, Chapter P.33.

(2) The *City* may make a request to the treasurer of a local municipality to add any part of a fine that is in default to the tax roll for any *Property* in the local municipality for which all of the owners are responsible for paying the fine, and to collect it in the same manner as municipal taxes.

19.0 Continuation, Repetition Prohibited by Order

(1) The court in which a conviction has been entered, and any court of competent jurisdiction thereafter, may make an *Order* prohibiting the continuation or repetition of the offence by the *Person* convicted, and such *Order* shall be in addition to any other penalty imposed on the *Person* convicted.

20.0 Evidentiary Requirements

(1) A court or *Hearings Officer* may, in the absence of evidence to the contrary, infer that a listing on the platform of a *Short-Term Rental Brokerage* or a public advertisement to the effect, and by any means, is proof that the premises or part thereof is being rented or offered for rent as a *Short-Term Rental*. For greater certainty, a witness need not possess special or expert knowledge for the court or *Hearings Officer* to make any such inference.

21.0 Severability

(1) If any provision or part of this By-law is declared by any court or tribunal of competent jurisdiction to be illegal or inoperative, in whole or in part, or inoperative in particular circumstances, the balance of the By-law, or its application in other circumstances, shall not be affected and shall continue to be in full force and effect.

21.1 Designated By-law

(1) This is a designated by-law as per Schedule 1 of the *Administrative Penalties By-law*. [Added by section 1.k. of By-law 029-2025 on February 25, 2025]

22.0 Force and Effect

(1) This By-law shall come into force and effect on the 1st day of January of 2020.

Enacted by City of Vaughan Council this November 19, 2019.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

Authorized by Item No. 5 of Report No. 7
Of the Finance, Administration and Audit Committee
Adopted by Vaughan City Council on
May 14, 2019.

AMENDMENT HISTORY

SHORT-TERM RENTAL BY-LAW

DATE (YYYY/MM/DD)	BY-LAW	AUTHORITY	CONSOLIDATED
2021 / 03 / 10	032-2021	Item 9, Report 8, Committee of the Whole	✓
2022 / 03 / 22	073-2022	Item 14, Report No. 12, Committee of the Whole	✓
2022 / 09 / 28	226-2022	Item 6, Report No. 32, Committee of the Whole	✓
2023 / 12 / 12	200-2023	Item 26, Report 28, Committee of the Whole	✓
2024 / 06 / 25	119-2024	Item 22, Report 25, Committee of the Whole	✓
2025 / 02 / 25	029-2025	Item 13, Report 1, Committee of the Whole	✓
2026 / 05 / 26	088-2026	Item No. 8 of Report No. 22, Committee of the Whole	✓