

# Good Neighbours:

A Guide for

**Landlords,  
Tenants**

and

**Residents**

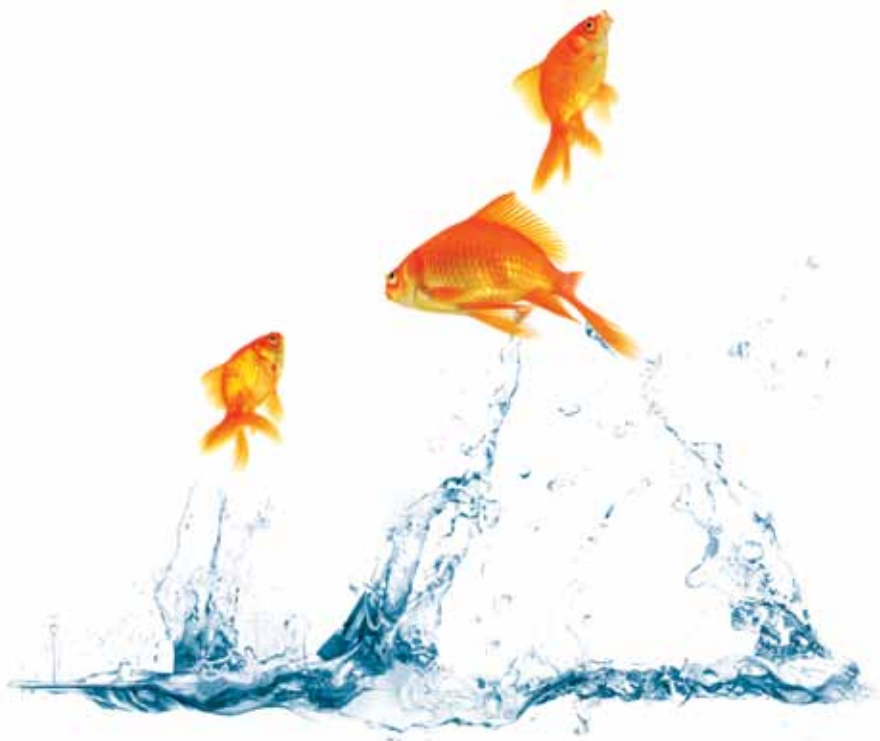


# What is a good neighbour?

**Whether you just moved in or you've lived in this neighbourhood for many years, this is your home.** We hope you enjoy your neighbourhood and that you will be a good neighbour to the people who live around you.

## You can do this by:

- Being sensitive to noises that may annoy your neighbours;
- Keeping your house and property neat and tidy; and
- Keeping your home in good repair.



*A peaceful neighbourhood means a more relaxed, happier, and healthier environment for everyone.*

## Tenants:

**Whether you are residing here temporarily or long-term, you are an important part of this community.** Take pride in your neighbourhood and do your part to create a welcoming environment by respecting your neighbours.

## Landlords:

**As a landlord, you are providing a great service to your tenants, the community, and local educational institutions.** As behaviours vary from tenant to tenant, your support is welcomed in ensuring a smooth transition for both tenants and local residents during the rental period. Many legal responsibilities come with owning and supplying rental accommodations, some of which are outlined in this brochure.

## Residents:

**How well tenants fit into their new neighbourhood depends a great deal on good communication between tenants and residents.** Relationships need to be cultivated and maintained, just like your property. Be friendly and try to get to know your new neighbours—they may decide to stay part of your community.

It is advisable to read this pamphlet in its entirety to gain a broader perspective of the issues. This pamphlet is not a legal document, nor does it provide complete coverage of all municipal by-laws. This is a summary of some important City by-laws and is for general information purposes only.

**The City's Goal:** If landlords, tenants, and residents all work together and the responsibilities are clearly defined and understood, we create a win-win situation.

# Good Neighbour Guide



The City of Moncton understands the need to balance the interest of homeowners and home renters. The purpose of this brochure is to inform tenants, landlords, and permanent residents of current by-laws that outline some of the rules and regulations governing dwellings in a residential area within the city. The by-laws in their entirety can be viewed on our website at [moncton.ca](http://moncton.ca).



## As a property owner and tenant in the City of Moncton, you must:

- Keep the home and property in good repair;
- Respect parking and traffic by-laws;
- Respect the noise by-law;
- Obtain a building permit prior to beginning construction work and in accordance to the municipal by-law Z-402; and
- Follow the signage by-law when posting signs including, but not limited to, "For Sale" and "For Rent."

## Enforced By-laws

### Parking | By-law T-310

#### (Regulation of Traffic, Parking and the use of Streets)

#### The following are parking infractions subject to fine:

- Stopping, standing, or parking a motor vehicle on any street for longer than the time allowed;
- Stopping, standing, or parking a motor vehicle weighing more than 4,000 kg (4 tons) on any street for a period longer than two hours;
- Stopping, standing, or parking a motor vehicle on any street between the hours of 12 a.m. and 7 a.m. from December 1 to April 15;
- Washing a motor vehicle on any street; and
- Making repairs to a motor vehicle or trailer on any roadway except during an emergency.
- Fines for violating this by-law vary from \$45 to \$125.

*Complaints or information on traffic and street parking:  
859-2656*





## **Clean Yards | By-law Z-807 (Dangerous or Unightly Premises)**

### **Keep property clean and free of waste, including:**

- Ashes, junk, rubbish, and refuse;
- Buildup of wood shavings, paper, sawdust, or other remains of construction;
- Neglected vehicles, pieces of equipment, or machinery; or
- A rundown building or structure that is a public safety hazard.
- Fines for violating this by-law vary from \$240 to \$5,120.

*Complaints or information on unsightly property: 389-5928*

*Complaints or information on building/structure violations:  
856-4375*



## **Minimum Standards | By-law Z-507 (Maintenance and Occupancy of Residential Properties)**

Property owners must follow standards that govern the condition, occupancy, and maintenance of their property as set out in the Residential Properties Maintenance and Occupancy Code Approval Regulation. This code upholds the safety and welfare of the general public and occupants and users of the property.

### **The most common issues are:**

- Keep yards clean and free from rubbish, debris and from objects, holes, or other conditions that might create a health, fire, or accident hazard;
- Maintain steps, walks, driveways, parking spaces, and similar areas of a yard to provide safe passage under normal use and weather conditions;
- Remove or repair dilapidated buildings or structures that are a public safety hazard;
- Keep accessory buildings in good repair and free from any condition that constitutes or is apt to create a health, fire, or accident hazard. The exterior of an accessory building shall be kept weather resistant through the use of appropriate weather resistant materials, including paint and other preservatives; and
- Maintain inside or outside stairs or porches so as to be free of holes, cracks, and other conditions that may constitute an accident hazard.
- Fines for violating this by-law vary from \$240 to \$5,120.  
The owner must also upgrade the building to meet by-law standards.

*Complaints or information on minimum standards:*

*856-4375*



## Land Use | By-law Z-202 (Zoning By-Law)

- Land in a residential zone may not be used for the parking or storage of any vehicle weighing more than 4,500 kg (4.43 tons). Construction equipment including bulldozers, backhoes, high hoes, payloaders, or similar equipment, may not be stored or parked in a residential zone.

*Complaints or information on parking on private property:  
856-4375*



## Building | By-law Z-402 (Buildings)

- A building permit is required for work being carried out on a property. The only exception is with a single dwelling unit and only for the following activities: painting, re-roofing, re-flooring (except subflooring), insulating, changing doors (provided they are at the same location and of the same size), removing urea formaldehyde foam insulation (UFFI), or repairing or re-installing interior finish.
- The fee for doing work without a building permit application is three times the normal fee of the building permit.
- The fine for doing work without an approved building permit or completing the work not in compliance with the latest version of the National Building Code varies from \$140 to \$320. The owner is responsible to complete work in accordance to the latest version of the National Building Code and to correct the violation.

*Complaints or information on building permits: 856-4375*



## Noise | By-law H-102 (Prevention of Excessive Noises)

- No person may make a noise that is likely to cause a public nuisance or disturb residents of the City of Moncton between 11 p.m. and 7 a.m.
- Fines for violating this by-law vary from \$100 to \$1,070.

*Noise complaints: RCMP at 857-2400*

*Information on the noise by-law: 389-5928*



## **Waste Collection | By-law P-406** **(Collection/Disposal of Waste in the City of Moncton)**

- The separation of waste into blue or green transparent plastic bags is mandatory for all city residents;
  - Wet (green): If it's sticky, gooey, yucky, mucky, or dirty, put it in the green bag. Wet waste includes all food items, soiled food wrappers, hygiene products, yard waste, tissues and paper towels, as well as any other soiled item that would contaminate the recyclables.
  - Dry (blue): If it's dry, place it in the blue bag. Dry waste includes all items that are not wet or soiled. It also includes items that can be easily rinsed or wiped clean, recyclables and non-recyclables, all types of paper, cardboard, bottles, cans, etc.
- Waste should be put at the curb on the evening prior to the day designated for your location between 7 p.m. and midnight, as pick-up is done in the early morning hours.
- Improperly sorted waste will be labeled to notify the resident to re-sort and put out for the next scheduled pick-up. If the waste has not been removed the following day, the City will collect it, subjecting the resident to a special collection fee.
- Fines for violating this by-law vary from \$100 to \$1,070.

*Complaints or information on waste collection: 859-2643*



## **Animal Control | By-law H-202** **(Animal Control)**

### **Pet owners must follow these rules:**

- Renew your dog's license every year at the SPCA, a veterinarian's office, or at Moncton City Hall, before December 31. Proof of up-to-date vaccination is required when renewing the license;
- Pick up your pet's droppings in public parks, on streets and sidewalks, on trails, and on any public or private property including your own property;
- Keep your pet on a leash no longer than three metres at all times in public places;
- Do not allow pets to roam on other people's property or to run at large; and
- Do not allow your dog to cause a disturbance by barking or howling for more than five minutes between 11 p.m. and 7 a.m.
- Fines for violating this by-law vary from \$50 to \$1,070.

*Complaints or information on animal control: 857-8698*



## **Fire Protection | By-law H-602 (Fire Protection in the City of Moncton)**

**Outside fires are not permitted within the City of Moncton boundaries except for the following:**

- Fires used for the purpose of cooking food on a barbeque; and
- Fires set in an outdoor wood burning appliance, provided:
  - it is located no less than three metres from any building, structure, property line, tree, hedge, fence, roadway, overhead wire or other combustible article;
  - it is not placed on a wood deck or other combustible platform;
  - only one appliance is to be used on the property at any one time;
  - it is used to burn only dry, seasoned firewood;
  - a portable fire extinguisher or operable garden hose is readily available while the unit is in use;
  - the owner or occupant maintains constant watch and control over the appliance when in use and until the fire is totally extinguished; and
  - it does not allow smoke, smell, airborne sparks, or embers to infringe on the use and enjoyment of other properties.
- Fines for violating this by-law vary from \$240 to \$2,620.

*Complaints or information on fire protection: 857-8800*



## **Signage | By-law Z-202 (Zoning By-Law)**

- Real estate signs 1.0 square metre (10.8 square feet) or smaller are permitted in a residential zone;
- Any sign 0.5 square metres (5.4 square feet) or smaller that displays a resident's name and address or secondary use conducted within a dwelling (i.e. home business or office) is permitted in a residential zone;
- These signs do not require a development or building permit and there is no time limit associated with how long a sign can be posted on someone's property.

*For complaints on signage: 856-4375*

*For information on signage: 857-0511*