

**Direction of the Minister
under a Declared State of Emergency**

(Section 14 of the *Emergency Management Act*)

21-005R

(Note: only change in revision is to the expiry date)

Under my authority in Section 14 of the *Emergency Management Act*, I order that this Direction (21-005R) repeal and replace the Direction (21-005) regarding showings of a leased residential unit issued on May 21, 2021.

The Minister of Municipal Affairs and Housing declared a Province-wide State of Emergency on March 22, 2020 under Section 12 of the *Emergency Management Act*.

Effective on May 21, 2021 at 8:00 am until July 31, 2021 at 8:00 am, for the protection of property, and for the health and safety of the residents of the Province, under the authority provided to me in Section 14 of the *Emergency Management Act*, I direct that:

1. A landlord must not conduct an in-person showing of a leased residential unit to prospective tenants or purchasers unless the landlord meets all the following requirements:
 - (a) obtain the consent of the residential tenant, including consent as to the date and time of entry; and
 - (b) comply with all the applicable restrictions in a Chief Medical Officer of Health's Public Health Order under the *Health Protection Act*.

2. As an alternative to an in-person showing of a residential unit under Section 1, or if the tenant does not provide consent to an in-person showing, the landlord may enter the unit once together with no more than one other person to take photographs, a video or other similar representation of the unit which can be used to provide a virtual showing of the unit, if the landlord meets all the following requirements:

- (a) the entry must be during daylight hours and the landlord must give written notice of the date and time of the entry to the tenant at least 24 hours in advance of the entry; and
- (b) ensure compliance with all the applicable restrictions in a Chief Medical Officer of Health's Public Health Order under the *Health Protection Act*.

Please note that this Direction is in addition to any requirements established in a Chief Medical Officer of Health's Public Health Order under the *Health Protection Act*, and any other Directions issued under the *Emergency Management Act*.

A failure to comply with this Direction could result in a summary conviction with fines between \$500 to \$10,000 for individuals and up to \$100,000 for a corporation per incident.

This Direction will remain in place until July 31, 2021, unless it is terminated in writing earlier.

Dated June 29, 2021

ORIGINAL SIGNED BY:

Hon. Brendan Maguire
Minister of Municipal Affairs