

ORDER TO COMPLY: WHAT ONTARIO REIs NEED TO KNOW (AND HOW TO HANDLE IT)

If you invest in Ontario real estate long enough, you'll eventually hear the phrase "**Order to Comply.**"

For many new and even experienced REIs, receiving one creates stress, confusion, and fear about fines, insurance, tenants, and cashflow.

This blog breaks down what an Order to Comply actually is, why they happen, and how Rojas Empire of Design helps Ontario investors close them quickly and cleanly.



What Is an Order to Comply?

An Order to Comply (OTC) is a formal notice issued by the City when your building does not meet Building Code, Fire Code, Property Standards, or Zoning requirements.

Common triggers include:

- Unauthorized or illegal units
- Missing permits from past renovations
- Fire separation issues
- Unsafe layouts, exits, or egress concerns
- Complaints from tenants or neighbours
- Inspections during sales or refinancing

Why OTCs Matter (and Why REIs Can't Ignore Them)

Receiving an OTC doesn't mean you're a bad landlord — it simply means something isn't aligned with regulations.

An Order to Comply is legally binding.

Ignoring it leads to escalating consequences:

- Fines and re-inspections
- Stop Work Orders
- Legal action
- Impacts to tenant relationships
- Delayed refinancing
- Insurance exposure

For REIs, the biggest risk is uncertainty — not knowing what the City wants, how to respond, or which documents are required.

How Rojas Empire Helps Ontario REIs Close Orders Quickly

When you receive an OTC, the worst thing you can do is guess.

We help investors by providing: ***Clear Interpretation of the Order***

→ We translate City language into plain REI strategy.

Identifying the Root Issue

→ What exactly triggered the violation?

→ Where is compliance broken?

Compliance Path Mapping

→ We outline the exact steps needed to close the order — with no wasted time.

Preparing Required Drawings + Documentation

→ Most OTCs require clean, accurate drawings or detailed existing-conditions plans.

Coordinating with Inspectors

→ We speak the City's language so you don't have to.

Ensuring a Clean, Documented Resolution

→ Our goal is to eliminate the confusion, protect your investment, and restore compliance fast.

Final Thoughts

An Order to Comply can feel overwhelming — but with the right strategy, it becomes a manageable, predictable process.

If you've received one, or want to ensure your building avoids them in the future, we're here to help.

Send us a message — let's get your property back on track.