

January 28, 2024

To: Councillors Dennis Keenan and Martin Medeiros

Re: Residential Rental Licensing Pilot Program

Please see below comments regarding the Licensing Program as originally proposed.

What does the Residential Rental Licensing Pilot Program mean for everyone who lives in Brampton? It means the safety and appropriate living standards for everyone living in and around a property.

- This means that the windows and doors are safe for exiting should there be a fire or flood.
- The electrical as well as the gas have met inspection standards so there are no problems with breaks, leakages or venting—again—for the safety of all involved.
- The upkeep and beauty of the property is also important.

The issue of this licensing pilot program, as originally advanced by the City, is that it is impossible for the average applicant to respond to the program requirements. City staff should have consulted with those who are long standing landlords to get their input in drafting it and it definitely requires revisions.

- It is too vague with many unnecessary questions that are impossible for the landlord to answer.
- City inspectors should be able to assess whether the gas and hydro have been properly installed and maintained. Hiring electricians and gas specialists for home assessments should only be required if the inspector deems it necessary. It is a huge unnecessary financial cost as well as time for the landlord.
- Property Insurance requirements under this program is another issue, as all of the homes under the program are being treated equally as a business when many aren't technically operated as such. Many landlords reside in the primary unit of the residence and rent a secondary unit for reasons other than purely a for-profit business opportunity e.g. landlords renting to family or renting to meet their own cost of property taxes, mortgages and food. On the other hand, properties in which the owner does not reside that are rented for purely investment purposes should be viewed as a business. This distinction is significant and not reflected in the pilot program.

The licensing program ultimately, with some revisions, will be welcome as it protects everyone in the community to be safe in their homes.

Submitted by the Heritage Downtown Brampton Group.