

Residential Rental Licensing (RRL) Pilot Program Update

January 31, 2024
Committee of Council

 **BRAMPTON**

Purpose

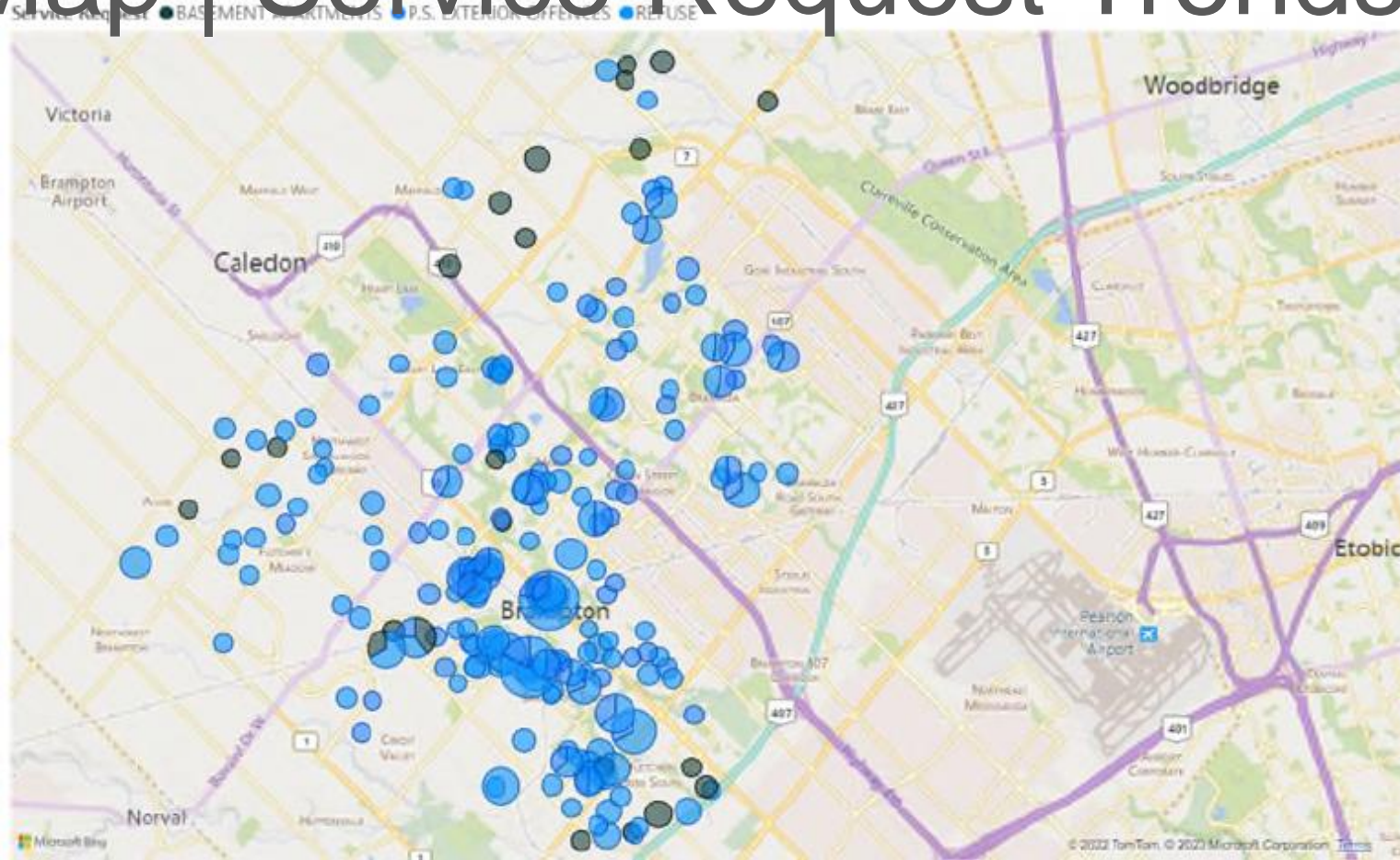
A Residential Rental Licensing (RRL) Program for the City of Brampton is being piloted in Wards 1, 3, 4, 5 and 7, in response to a growing number of complaints, to protect the health and safety of tenants, and the character of neighbourhoods.

A "pilot program" is a smaller scale implementation of a larger project.

The RRL Pilot Program allows the City to test and monitor the rollout of RRL and identify how the program can be improved or made more effective should it be considered on a permanent basis and/or at a city-wide scale.

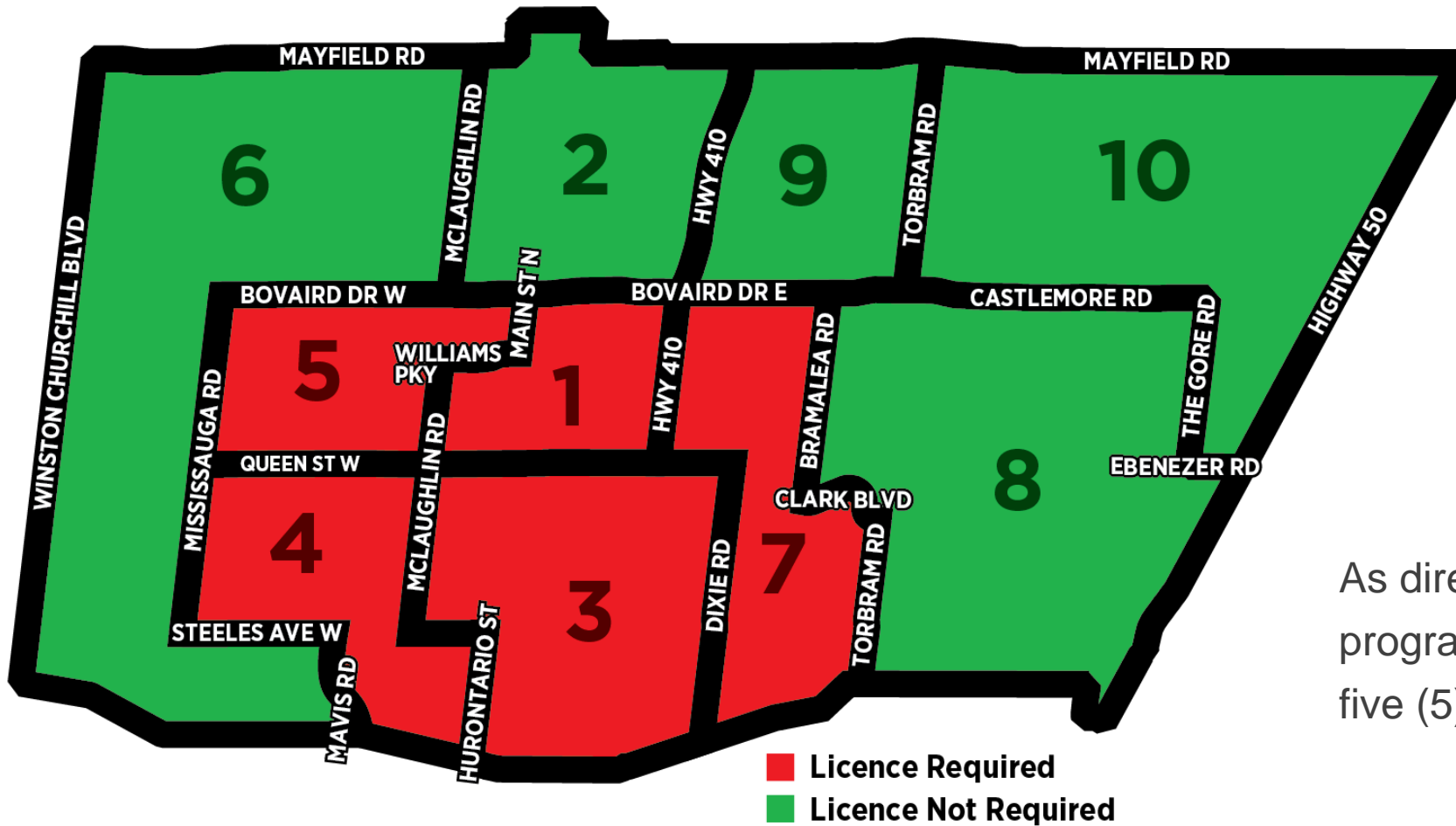


Map | Service Request Trends (2018-2022)



Attachment 3, figure 8 of the Information Report on Proactive Property Standards Exterior Enforcement (RM 42/2022 and RM 55/2022).
Bubbles represent 10 or more service requests by postal code

Residential Rental Licensing (RRL) Pilot Program



As directed by Council, the pilot program is initially focused on the five (5) central wards in Brampton.

November 16, 2022

- Council direct staff to report on the matter of residential landlord licensing and Code of Conduct to the December 7, 2022, meeting of Committee of Council.

December 7, 2022

- Delegation on Residential Landlord Licensing and Code of Conduct.
- Council directed staff to report on options in relation to Residential Landlord Licensing, to include Code of Conduct, comparison to actions of other municipalities, and fees and other accountability measures in use.

March 29, 2023

- Staff presentation and report on the City's current housing licensing/ registration programs, benchmarking of residential rental licensing programs from other municipalities.
- Council directed staff to report back in Q3 of 2023 on a work plan for implementing the two-year Brampton Rental Landlord Registration Licensing Program, beginning in Q1 2024, including funding required from the 2024 and 2025 Budgets.



Chronology of Events

June 7, 2023

- Delegation from Peel ACORN to Committee of Council regarding, 'Multi-residential Unit Landlord Licensing and Improved Tenants Rights'.

September 20, 2023

- Delegations on the Residential Rental Licensing Pilot Program
- Staff presentation and report on the proposed framework for the Residential Rental Licensing Pilot Program and resources required.
- Councillor Keenan, Councillor Santos and Councillor Power appointed to the Residential Rental Licensing Task Force (CW315-2023).
- Council directed staff to report back with the final recommended Residential Rental Licensing Pilot Program, including appropriate by-laws, application forms, process and implementation steps in Q4 2023.



November 29, 2023

- Staff report on the proposed Residential Rental Licensing Pilot Program to be implemented, including by-law.

Chronology of Events

December 6, 2023

- Council endorsement of the Residential Rental Licensing (By-Law 216-2023).

January 1, 2024

- Two-year pilot program launched.

As of January 26, 2024

- Twenty-nine (29) applications received.

January 25, 2024

- Intake of applications temporarily paused following public feedback.



Chronology of Events

Community feedback received to date:

- Duplication of the ARU registration process (i.e., floor plans).
- Why is a criminal check required?
- Why are electrical and gas inspections required?
- Licensing fee, including renewal fee, is expensive.
- How do I obtain long deed form for proof of ownership?
- Do condominiums require a licence?
- Do I require a licence if my unit is not being rented or being occupied by a family member?
- Is a business licence required for a rental single house-keeping unit?
- What authorization does the City have to conduct inspections without the landlord present?



1. **The City has listened** to public input and is making enhancements to the pilot program.
2. **Intake of applications temporarily paused** as the City reviews and streamlines the intake/registration process.
3. **Proposed program refinements** to date include:
 - Removing the requirement for the criminal record check.
 - Accepting the property tax bill as proof of ownership.
 - Not requiring condominium apartments or condominium townhouses to obtain a business licence.
 - Extending the fee waiver from March 31, 2024, to June 30, 2024.
4. **The City is also working on:**
 - Streamlining the business license requirements for registered ARUs.
 - Reviewing the requirement for inspections.
 - Improving the online application process (user-friendly).
 - Considering an incentive program for landlords in good standing - fees reduced and/or waived.



- 1. Opportunities for future engagement with residents and landlords.**
- 2. Lifting the pause in six to eight weeks (March 2024).**



Thank you!

