

Appendix 1 – RRL Delegations from January 31, 2024, Committee of Council Meeting

Delegate	Questions	Responses
4. Rajnish Joshi	Why random inspections when illegal units are not captured?	<p>By having this program, the city is better positioned to investigate and respond to complaints regarding unregistered second units.</p> <p>The inspections conducted under the RRL pilot program will allow the city to verify whether the rental unit complies with Fire and Building Codes, and the layout of the ARU is maintained as per the permit drawings approved for the second unit.</p>
8. Baljit Singh Sandhu	<p>Are legal basements now exempted?</p> <p>What authority does the City have to inspect the property, and what notice is required?</p>	<p>No, ARUs are not exempt from the program. The intent of the program is to have a list of current rental properties whereas, ARU is a registered list of properties that have additional units.</p> <p>Applicable legislation such as the <i>Municipal Act, 2001</i>, the <i>Fire Protection and Prevention Act, 1997</i> and the <i>Building Code Act, 1992</i> set out the requirements for inspections, including any notice requirements. Those requirements may be different for each inspection. The city will comply with those requirements. Before renting a property, it must comply with municipal property standards, zoning by-laws, fire safety regulations and building code requirements.</p> <p>The intent of the by-law is to create safe units for the residents of Brampton. The officers will work with landlords to arrange for inspections, when possible. The RRL pilot program requires the property owner</p>

		to consent to inspections, as a condition of their receiving a licence to operate a rental property or unit.
9. Hetal Parikh	<p>Are the by-laws only for landlords, and not all other homeowners as well?</p> <p>Toronto allows you to self declare on an annual basis that there have been no changes to the property that year. Is that a model the city would consider?</p> <p>Can we revise definition from illegal to non-compliant?</p> <p>How can licence program reduce garbage volume?</p> <p>How can the city hold the owner responsible for misconduct of occupants (family members or tenants)?</p>	<p>Municipal property standard by-laws apply to all properties and are not based on dwelling occupancy (i.e. rental or homeownership).</p> <p>The residential licensing by-law pertains only to rental properties within pilot wards.</p> <p>The City of Toronto Multi-Tenant applications requests that the property owner complies with property standards, Fire Code and zoning permissions. A request for a floor plan can be made by the city. After the application is submitted the city conducts an inspection to ensure the property complies with all applicable standards and regulations.</p> <p>Yes, terminology can be reviewed once the pilot program is completed should the program be implemented on a permanent basis.</p> <p>The program does not address garbage volumes. The Region of Peel oversees waste management operations. https://www.peelregion.ca/waste</p> <p>The landlord is responsible for ensuring the property is in compliance with property standard by-laws, fire safety legislation and corrective action may be taken on the landlord or tenant depending on the situation.</p>

		Owners are required to maintain their properties in accordance with the by-laws.
10. Rajesh Kumar	<p>Where is By-law Enforcement, are they not working?</p> <p>Who should be held responsible for landlord and tenant behaviour?</p>	<p>Enforcement staff currently handle complaints (i.e. parking, garbage, noise) city-wide.</p> <p>It is a joint responsibility of the landlord and the tenant to ensure the property complies with all City standards. The <i>Residential Tenancies Act</i>, 2006 also applies to these arrangements; seek legal advice if needed.</p>
Break		
12. Aditya Rajpoot	<p>Why don't you need a warrant to enter the house?</p> <p>How are user rights and freedoms being protected?</p> <p>How is it fair to the landlord to ensure and be responsible for keeping grass short, and limiting garbage?</p> <p>Will the City prioritize residents over landlords?</p>	<p>Inspections do not always require a warrant. The circumstances requiring a warrant are set out in the applicable legislation.</p> <p>The city will comply with all applicable legislation in conducting its investigations.</p> <p>As the owner of the property, you are responsible for the upkeep (i.e. snow removal, grass cutting). These responsibilities can transfer to the tenant through their lease agreement but as a landlord you are responsible to ensure the property is being maintained according to the City's property standards.</p> <p>The city will not prioritize any specific groups. The City will act accordance with the results of its investigations.</p>

<p>20. Bharatindu Goyal</p>	<p>Will the city consider exempting legal second units from the RRL program?</p> <p>How can the landlord register second units when there are tenants living in them?</p>	<p>The current RRL program does not exempt registered ARUs. Staff are reviewing the RRL to streamline the process for registered ARU to avoid duplication of documents previously submitted.</p> <p>It is the landlord's responsibility to submit proper plans and documentation of the additional residential units. The city will coordinate with the landlord and tenant should inspections be required. It is the property owner's responsibility to call for required building inspections when creating an additional residential unit and comply with the requirements. Tenants should not be living in the unit until the ARU is registered.</p>
<p>21. Jat Barmi</p>	<p>What legal right does the City have to inspect?</p> <p>Why does the city believe existing tenants will consent for inspections?</p> <p>Why is the landlord responsible for the actions of the tenants?</p>	<p>The applicable legislation sets out the City's inspection rights.</p> <p>The consent of the tenant may not be required under the applicable legislation.</p> <p>Under Part III of <i>the Residential Tenancies Act, 2006</i>, a landlord can enter the rental unit with 24 hours written notice if an inspection is required to see if repairs are required and the unit is safe. Existing tenants must comply with the requirements of inspections. If landlords have issues with their tenants, there may be other remedies such as under the <i>Residential Tenancies Act, 2006</i>.</p> <p>Landlords are responsible for the upkeep of the property and required to be in compliance with all applicable</p>

		municipal property standards, zoning permissions and Fire Code.
18. Rajiv Kumar	<p>Why for single unit rentals are we requiring inspections?</p> <p>Do we suspect that the homes weren't built appropriately?</p>	<p>Single rental units are required to be licensed and inspected to ensure that the space is being used as intended and modifications have not been made. It also ensures that the unit meets the minimum maintenance standards and complies with applicable regulatory legislation.</p> <p>Some homes have had changes that require a building permit which has not been obtained. The RRL By-law is in place to ensure compliance with the Ontario Building Code and that the safety of the tenants is not compromised.</p> <p>When building permits have been obtained the city inspects the various stages of construction, to ensure compliance with the Ontario Building Code and Fire Code.</p>
23. Amrit Pal Singh	<p>Confirm the Mayor said legal basement units are exempted from the RRL program?</p> <p>Why are properties forced to use just one garbage bin? Are there not other options?</p> <p>What is stopping the City from going into a property where 25 people are living in the basement, and enforcing change?</p>	<p>ARUs are not exempt from the licensing program staff are currently reviewing the application requirements to ensure there is no duplication of documents.</p> <p>The Region of Peel oversees waste management operations and has options when there is excess garbage. https://www.peelregion.ca/waste</p> <p>The city has the right to inspect properties where property standards and other requirements are not being met and further investigate the</p>

	<p>Why are we calling this a business licence when it falls under residency?</p> <p>Why was there no public consultation done?</p>	<p>complaint. The city will take appropriate action in these matters.</p> <p>A rental property operates similar to a business as it's offering a service (housing) to the public in exchange for payment similar to short-term rentals and hotels.</p> <p>The city provided opportunities for public engagement through a town hall and regularly scheduled meetings held from late November 2022 to November 2023.</p>
26. Richard Campbell	<p>Why are landlords so unsettled by a few hundred-dollar annual fee to ensure safety when they are collecting thousands in rent?</p> <p>If he starts a petition today, he can get over 7000 signatures stating property taxes are too high – can this also be paused?</p>	No response required.
27. Nanette Doherty	Supports the RRL Pilot Program	No response required.
28. Cynthia Kilfeather and Michelle Gauthier	Supports the RRL Pilot Program	No response required.
29. Barbara Johnstone	Wants further oversight on absentee landlords	No response required.
32. Jane Russell	Supports the RRL Pilot Program	No response required.
33. Kevin Russell	Supports the RRL Pilot Program	No response required.