

Attachment 1 - Resolution C077-2023 / CW113-2023

Resolution Clause	Implementation Action
<p>1. The report from Mirella Palermo titled, 'Information Report: Current City Licensing and Registration Programs of Rental Housing, Overview of Potential Landlord Licensing Programs and Landlord Code of Conduct (RM 40-2022 and 52/2022)' to the Committee of Council Meeting of March 29, 2023, be received;</p>	<p>N/A</p>
<p>2. Staff be directed to report back in Q3 2023, on an implementation plan for a two-year pilot (beginning Q1 2024), of a Brampton Rental Landlord Registration/Licensing Program based on the City of Waterloo and other benchmarked municipalities from Attachment 1 of the Report with the following objective:</p> <p style="padding-left: 40px;">Objectives of the Residential Rental Licensing Program – to protect the health and safety, and human rights of persons to protect the residential amenity, character and stability of residential areas. To proactively mitigate potential risks that may exist within a particular business sector and provide enforcement mechanism to respond to complaints relating to that sector.</p>	<p>To be included in Residential Rental Licensing By-law preamble</p>
<p>3. In the report regarding the implementation of a two-year pilot, staff include (but not be limited to) the following best practices from other municipal licensing programs:</p> <p style="padding-left: 40px;">a) Set a cap or process to regulate the number of rental units allowed in ARUs per housing type (single</p>	<p>1. Contrary to prevailing provincial legislation</p>

<p>detached, semi-detached, row townhouse)</p> <ul style="list-style-type: none"> b) Set a cap on the number of residents permitted in a lodging home and update licensing requirements accordingly c) That licensing for short-term rentals be amended to include random inspections and that this be applied for new applications or renewals of such licenses moving forward d) Landlord Registration/Licensing program (applications and renewals) include annual and/or random inspections related to the Ontario Building, Electrical and Fire Codes e) Explore establishing a Landlord Code of Conduct f) Application and renewal fees to help offset the cost of the program g) Include fines and escalating fines for rental units (ARUs, garden suites, or lodging homes) without a license or for those who continue to operate but fail to renew h) Develop and implement a demerit point system for landlords (similar to Oshawa) to encourage compliance with the City's by-laws beyond fines i) Develop a checklist or protocol to help bylaw enforcement determine if a property may be operating as a business /Landlord (rental of ARUs, garden suites, and/or lodging home) without a license j) Develop a list of tenant and owner responsibilities regarding property standards and bylaw enforcement, snow cleaning, and it be provided to landlords in an accessible manner either as a handbook or as 	<ul style="list-style-type: none"> 2. To be addressed in review of lodging homes business licencing 3. Addressed in staff report on September 20 Committee of Council agenda (amendments to STR Business Licensing By-Law) 4. Inspections to be incorporated into RRL program, including random inspections 5. To be presented to Council with draft by-law in final implementation report 6. Licensing fees to be established to offset some pilot program costs 7. Escalating financial penalties through Administrative Penalty System, and other legal enforcement, to be include din by-law 8. Demerit point system not recommended for reasons set out in staff report 9. City staff checklist for by-law enforcement in development 10. Rental Housing landlord and Tenant responsibilities re. property standards in development 11. Online directory of approved residential rental licenses to be implemented, part of the ARU online information tool
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<p>an online resource and if possible include pertinent regional information such as waste collection. Licensed landlords would be required to provide this information to tenants</p> <p>k) Create a directory or interactive online map of all registered licensed properties similar to the current registered second units that is accessible on Geohub to all residents</p>	
<p>4. The implementation of the pilot be applied to rental properties (registered or not currently registered as an ARU or garden suite) identified in the top four hotspot areas (as per Attachment 3, figure 8 of the Information Report on Proactive Property Standards Exterior Enforcement (RM 42/2022 and RM 55/2022)), identified as Wards 1, 3, 4, 5 and 7 which represent the highest concentrations of property standard issues across the city;</p>	<p>Proposed by-law and residential rental licensing program to be applied to pilot program areas of Wards 1, 3, 4, 5 and 7</p>
<p>5. That as per Action Item 8.1.4.1 of the Housing Brampton Plan staff be directed to provide a report to Council on a work-plan to update Lodging Houses for city-wide application;</p>	<p>To be addressed in separate report as part of lodging homes policy review</p>
<p>6. That staff report back in Q3 of 2023 on the 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; and,</p>	<p>Accomplished through this staff report</p>

7. That this motion and corresponding/mentioned reports with appendices, be forwarded to Sheridan College, Algoma University, Toronto Metropolitan University, and identified private colleges for consideration as part of the work being completed on the Brampton Charter for International Students.

Correspondence to be sent and coordinated with the City's Clerks Office