

Residential Rental Licensing Program: City-Wide Expansion and Provincial Advocacy

Moved by Councillor Santos AND Keenan and/or ALL of Committee of Council

Whereas the Province of Ontario has enabled Additional Residential Units (ARUs) as-of-right across municipalities, imposing significant enforcement and regulatory responsibilities on local governments without commensurate funding to support Building, Fire Prevention, and By-law Enforcement functions;

Whereas the City recognizes that ARUs contribute to housing affordability, but affirms that affordability must never come at the expense of life-safety, Fire Code and Building Code compliance, or community well-being;

Whereas enabling ARUs as-of-right has resulted in forced growth and at times unpermitted and unsafe construction, creating increased demands for oversight and placing significant pressure on municipal capacity to proactively identify and mitigate life-safety risks;

Whereas unlicensed ARUs and absentee landlords throughout the city continue to pose significant risks to resident safety, housing quality, and neighbourhood well-being;

Whereas the City continues to invest within its financial means in tools such as the Residential Rental Licensing (RRL) Pilot Program, launched in January 2024 and updated through the enhanced framework presented to Committee of Council on November 26, and in proactive enforcement initiatives to address the unintended consequences of rapid ARU growth, including illegal construction, fire-safety violations, parking pressures, and property-standards concerns;

Whereas the City of Brampton has a long history of advocating for sustainable, long-term provincial and federal funding to ensure adequate municipal resources are in place to support ARU-related legislation, and has consistently advocated for improvements to the Landlord and Tenant Board to reduce backlogs and improve adjudication timelines;

Whereas the City of Brampton currently has approximately 28,254 registered ARUs across all wards and an additional 4,257 proposed ARUs city-wide, resulting in substantial service demands on Building, Fire Prevention, Property Standards, and Enforcement divisions;

Whereas as a result of inspections conducted under the RRL Pilot Program, an additional 869 properties have been brought into compliance with by-law requirements, and 789 properties brought into compliance with Fire Code requirement, demonstrating the effectiveness of the program in making rental housing safer for residents;

Whereas any expansion of the RRL Program will require new resources, including Fire Prevention Officers, Building Inspectors, and Property Standards Officers, to support compliance monitoring, life-safety inspections, and complaint response, particularly as a city-wide rollout would more than double the number of ARUs subject to oversight compared to the current pilot area;

Whereas the Ontario Building Code places responsibility on property owners to obtain permits, follow approved plans, and request mandatory inspections, and the *Building Code Act, 1992* restricts municipal entry into dwelling units without consent, a warrant, or immediate danger, limiting the City's ability to proactively verify compliance or detect unpermitted construction;

Whereas the City of London adopted bedroom limits under an Interim Control By-law, including a maximum of two bedrooms per ARU, gross floor area limits, and caps on the total number of bedrooms per property, to manage intensity and safety concerns; and,

Whereas the real estate industry has a critical role in verifying legality before marketing, selling, or leasing dwelling units, and the Real Estate Council of Ontario (RECO) has authority under TRESA to investigate and discipline realtors for false, misleading, or deceptive advertising, including the misrepresentation of unpermitted or illegal ARUs as legal rental units.

Now Therefore Be It Resolved That:

1. The Residential Rental Licensing (RRL) Program be expanded to all wards in the City of Brampton, with implementation commencing in 2026 following the established phased model.
2. Staff report back to Council on the resource and staffing needs required to support the city-wide expansion of the RRL Program, including budget requirements for Fire Prevention, Building, Enforcement, and any supporting functions and resources.
3. That the Province of Ontario and the Government of Canada be requested to provide dedicated, long-term funding to support municipal Fire Prevention, Building Code compliance, and By-law Enforcement functions associated with increasing ARU-related responsibilities transferred to municipalities through provincial legislation, to mitigate life-safety risks and support safe, healthy, and livable communities.
4. That the Province of Ontario be requested to amend the Building Code Act, 1992 and associated regulations to modernize municipal authorities for inspecting ARUs that parallel authorities for institutional, commercial, and industrial permits, recognizing that ARUs operate as businesses with elevated life-safety risks, including providing Building Officials with conditional authority to enter dwelling units without a warrant for the purpose of verifying Building Code compliance when a permit has been applied for or issued, or where there are reasonable grounds to believe a change of use has occurred without a permit, and establishing an Administrative Monetary Penalty framework for Building Code violations.
5. Staff assess the applicability of ARU bedroom limits, like those adopted by the City of London, as a tool to support life-safety, manage intensity, and address property-standards impacts, and report back with recommended approaches.
6. The City of Brampton continue to request the Province of Ontario and Tribunals Ontario to prioritize reducing adjudication backlogs at the Landlord and Tenant Board to support timely resolution of rental disputes and safe, compliant housing.
7. Staff continue to inform the Ontario Real Estate Association and the Brampton Real Estate Board of the City's RRL and related program requirements, advise the Real Estate Council of Ontario (RECO) of concerns regarding the marketing of unregistered or illegal ARUs, and request that RECO reinforce compliance expectations regarding accurate disclosure of ARU status.

8. That a letter outlining the advocacy positions and requests contained in this motion, together with a copy of the motion, be sent to the Minister of Municipal Affairs and Housing, all Brampton-area Members of Provincial Parliament, and the Association of Municipalities of Ontario (AMO).

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