

Residential Rental Licensing Program - Landlord Study Guide Transcript

Slide 1:

Welcome to the City of Brampton's Residential Rental Licensing Program's Landlord Study Guide

Slide 2 - Purpose of this Guide:

This study guide supports landlords in preparing for the Residential Rental Licensing (RRL) assessment by summarizing key landlord obligations. This guide summarizes Rental Legal Framework, Pre-Tenancy Requirements, Property Standards, Parking Rules, Fire Safety, Occupancy Standards, and Vital Services.

Slide 3 - Disclaimer:

This study guide is provided for informational purposes only and is intended to outline the minimum level of knowledge required to be eligible for a Residential Rental Licence in the City of Brampton. It summarizes key by-law requirements and related provincial legislation for the purposes of the licensing education module and does not constitute legal advice, the practice of law, or the endorsement of the content provided by any linked websites. The guide is not an exhaustive list of all legal obligations for landlords. Landlords are responsible for ensuring full compliance with the Residential Tenancies Act, the Ontario Human Rights Code, the Ontario Building Code, the Ontario Fire Code, and all applicable municipal by-laws. For complete requirements or case-specific

guidance, landlords should refer to the relevant legislation and regulations or seek qualified legal advice. The City does not assume any responsibility for the viewer's misinterpretation or misapplication of any information contained on this site or the content of any websites linked to or from this site.

Slide 4 – Legal Framework:

A landlord is a person who rents or offers to rent a residential unit and includes the owner or their agent. Key laws and regulatory bodies that govern residential rentals include City of Brampton municipal by-laws, Ontario Building Code, Ontario Fire Code, Residential Tenancies Act (RTA), Landlord and Tenant Board (LTB), and Ontario Human Rights Code.

Slide 5 – Pre-Tenancy Requirements:

Before renting out a unit, Landlords are required to ensure the unit complies with zoning, building, fire, property standards and RRL licensing requirements. Ensure that any Additional Residential Units are registered with the City. Provide tenants with the Residential Tenancy Agreement (Ontario Standard Form of Lease). Deliver units in a clean and sanitary condition. Provide tenants with proper garbage receptacles and collection schedule. Ensure units are kept free from any condition which constitutes an actual or potential fire, health or safety hazard. Understand separate rules for short-term rentals and lodging houses.

Slide 6 – Property Standards and Maintenance:

Properties must be maintained in good repair, maintained in compliance with municipal by-laws and free from pests, mold and mildew. Repairs on a property must be made in a good and workmanlike manner, with materials that are suitable for the purpose and are reasonably compatible in design colour with surrounding materials and with materials that are free from defects and in working condition. “ Good Repair ” means a state or condition that is clean, safe, functional and free from defects.

Slide 7 – Property Standards and Maintenance:

Lawns must be maintained so all ground cover including grass is below 20 centimeters or 8 inches and not unreasonably overgrown. Household garbage must be stored in a closed Region of Peel garbage receptacle and not left uncontained inside or outside the unit. Garbage receptacles must be maintained in a clean, sanitary and operable condition, be stored with the cover lid closed and secured and not be stored in a yard facing a street or in a driveway.

Slide 8 – Residential Parking:

On Public Property, vehicles cannot be parked on any street between the hours of 2 am and 6 am, on any street for longer than 3 hours, in a manner that obstructs or overhangs a sidewalk and in a manner that obstructs or overhangs a road. On Private Property, vehicles cannot be parked on any soft landscaping (e.g. lawns, mulched areas), on any

walkway or landscaping intended to be walked on or provide access to an entrance and on any front porch area. Parking on the street is only permitted overnight when there is valid permission to park/parking consideration (up to 14 calendar days per licence plate).

Slide 9 – Fire Safety:

Landlords are required to ensure smoke and carbon monoxide (CO) alarms are properly installed and maintained in working condition so they can operate effectively, give tenants a copy of the smoke and CO alarm manufacturer's maintenance instructions and keep exits clear at all times. Tenants are required to not disable alarms and notify the landlord when an alarm is disconnected, not operating or impaired.

Slide 10 – Vital Services:

Landlords must always ensure an adequate supply of hot and cold water, fuel, electricity and gas, ensure an adequate and suitable supply of heat (air temperature of 20 degree Celsius between September 15 and June 1 annually) Ensure an adequate and suitable supply of hot water (of at least 49 degrees Celsius) and provide notice for any temporary service interruptions due to necessary repairs. Landlords may never cause or allow the discontinuance of hot or cold water, fuel, electricity, gas or heat (except when it is necessary to safely make repairs or alterations to the rental unit and then only for the minimum period necessary to affect the repair or alteration) and advise a supplier of a

vital service to bill a tenant directly except where such tenant has expressly assumed the obligation to pay for that service directly in a tenancy agreement.

Slide 11 – Occupancy Standards:

The City of Brampton's Property Standards By-law sets minimum occupancy requirements to protect tenant health, safety and living conditions. All landlords must ensure that sleeping areas meet these standards and that no space is used as a bedroom unless it was constructed with a building permit, approved for sleeping use and meets Ontario Building Code standards for bedroom construction. A room provided for sleeping purposes must also meet minimum floor area requirements. Bedrooms must be a minimum of 7 square metres (6 square metres if the room has built-in closets). If there are three occupants aged 18 or older there must be a minimum of 14 square metres. Where there are four or more adult occupants, each person must have a minimum of 7 square metres of floor area.

Slide 12 – Occupancy Standards:

No room can be converted to a bedroom without obtaining a building permit and meeting all Ontario Building Code bedroom requirements. The following spaces cannot be used for sleeping: lobbies or hallways, cellars, closets, bathrooms or laundry rooms, stairways or kitchens and accessory buildings, garages or sheds (unless otherwise permitted under applicable legislation). Compliance with Tenant Protection Laws. All

work to address occupancy violations must minimize impacts on tenants and comply with the Ontario Residential Tenancies Act.

Slide 13 – Issues and Disputes:

In Ontario, the responsibilities for regulating rental housing and resolving tenancy matters are divided between the City and the Landlord and Tenant Board. Understanding these distinct roles helps landlords navigate compliance requirements and dispute resolution processes effectively. The City of Brampton focuses on ensuring that rental properties comply with local by-laws for safety, property standards and licensing and enforce violations through penalties and fines. Whereas the Landlord and Tenant Board, a provincial tribunal, addresses disputes between landlords and tenants under the residential tenancies act.

Slide 14 – Resources and Contacts:

For More Information About the City of Brampton's: Residential Rental Licensing Pilot Program, contact rrl@brampton.ca General Licensing Application Inquiries, Additional Residential Unit Registration, contact twounit.zoning@brampton.ca Enforcement & By-law Services, contact enforcement@brampton.ca For general information about the City of Brampton's programs, contact 311@brampton.ca