



Rental Licensing & Registration Programs



Purpose

Provide an overview of the City's current rental licensing and registration programs, benchmarking of other municipal rental programs and examples of rental code of conducts..

Background

Staff received direction from Council (RM 40/2022 and 52/2022) to report back on options relating to residential landlord licensing, rental code of conduct, benchmarking from other municipalities including fees and other accountability measures (November 26th and December 7th, 2022).





Additional Residential Units/Two-Unit Dwellings

One-time registration program administered by the City's Building Department.



Supportive Housing

Annual registration program administered by Policy, Integrated City Planning.



Short-Term Rentals

Annual business licensing program administered by the City's Clerks Department.



Lodging Houses

Annual business licensing program administered by the City's Clerks Department.



Now

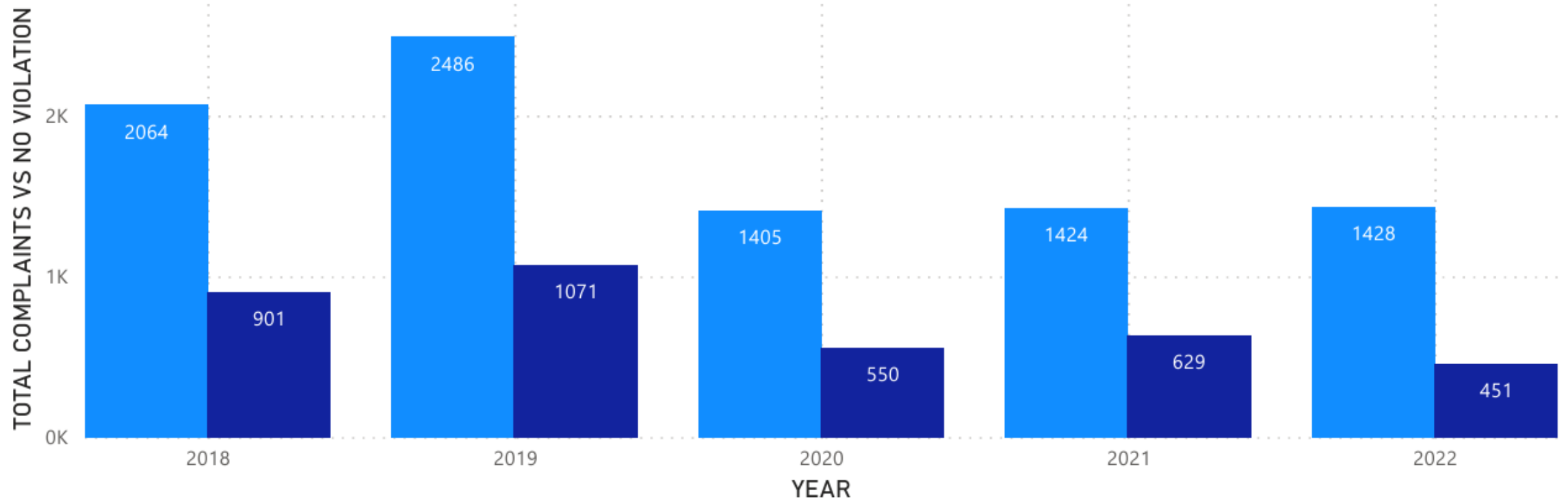
CITY'S CURRENT
REGISTRATION
& LICENSING
PROGRAMS

Enforcement Data

Additional Residential Units (ARU) Property Standards Complaints

ARU-RELATED COMPLAINTS (2018-2022)

● Sum of ARU Complaints (citizen initiated) ● Sum of ARU Complaints - No Violation

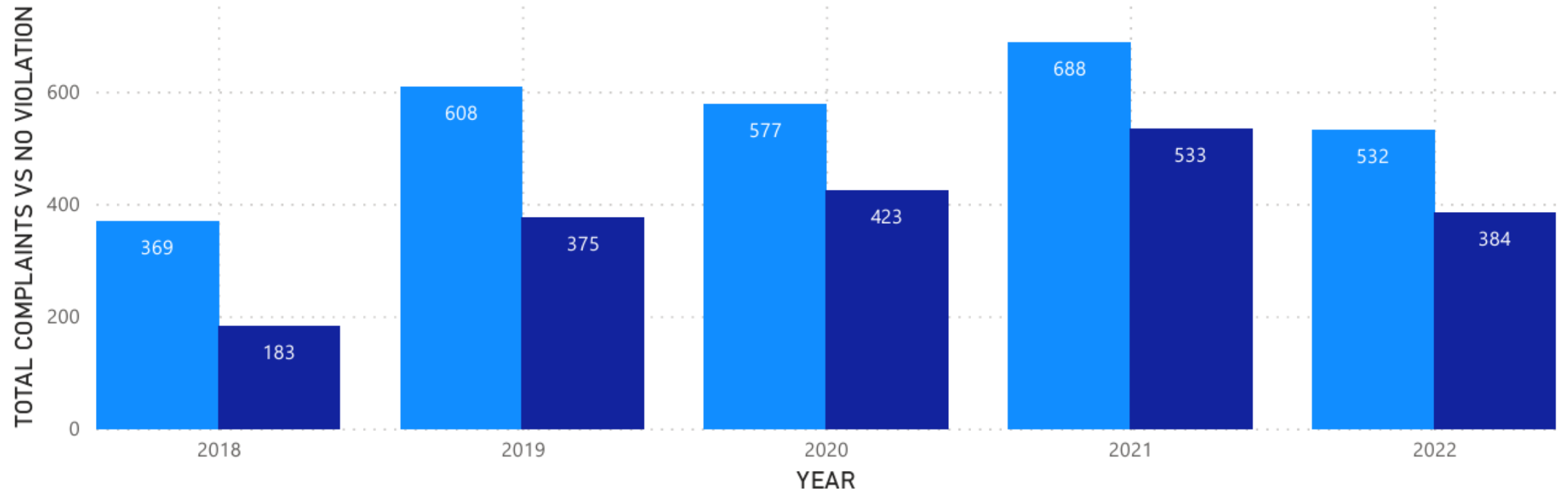


Enforcement Data

Lodging House Property Standards Complaints

LODGING HOUSE COMPLAINTS (2018-2022)

● Sum of Lodging House Complaints (Citizen-initiated) ● Sum of Lodging House Complaints - No Violation



Benchmarking

Approaches from other municipalities
to deal with rental housing issues



Proactive Enforcement

Utilizes systematic and planned inspections to address reoccurring property-related violations instead of responding to complaints to address issues in the early stages.



Rental Licensing

Ensures adequate measures are put in place to safeguard the health and safety of residents, requiring annual renewal and submission of various items (i.e. fire and property standards inspections, property insurance).



Rental Maintenance Program

Administered as a registration program permitting a business to operate in a manner consistent with specified rules and regulations set out by the municipality, but does not necessarily require the same safeguards as a license.

Rental Housing

Rental code of conduct from other municipalities



Rental Housing Code of Conduct

Implemented as part of the short-term rental programs of the municipalities benchmarked.



Elements of a Code of Conduct

Objectives

Guiding principles

Responsibilities of the landlords and tenants

The City's requirements and applicable by-laws



What to consider?



Scope of Work

What is the issue the City is trying to address (i.e. illegal lodging houses, property standards complaints)?

If the City is to move forward with a program for rental housing is it a registration, proactive enforcement strategy or rental licensing program?



Parameters of Program

Is the program being applied to a specific type rental housing (i.e. lodging houses, additional residential units, short-term rentals etc.) **or all?**

Would there be a minimum bedroom cap considered for the program (i.e. six or more units)?

What will be the application fees?

Is there an appeal process?

Would it be more effective to **launch as a pilot program** to assess the impact of the program and resources required?



What to consider?



Administration

When will the program take effect and will there be a grace period or grandfathering of existing units?

Which City department will be responsible for administering the program (i.e. Clerks Enforcement)?

Will the program be cost-neutral from a financial perspective when analyzing the uptake of the program and the resources required (staff, software, capital - costs)?



Location of Implementation

Will the program be implemented as a city-wide initiative or targeted to specific geographic areas?



Measuring Program Success

What will be the benefits to tenants, landlords, neighbourhoods and the City by creating a rental housing program? How will the benefits be measured?

How to get landlords to participate in the program and does Enforcement have the resources to target individuals who are non-compliant?

Did the program achieve the desired results as outlined in the scope of work?



Thank you!

Integrated City Planning

