

## Property Standards and Safety Information Package

Rental Housing Property Address: \_\_\_\_\_

City: Brampton Postal Code: \_\_\_\_\_

Unit(s) #: \_\_\_\_\_

### Property and Grounds

*Outdoor spaces including front, side, and rear yards as well as parking areas.*

#### Condition

- ☐ There is adequate parking supplied in accordance with City By-laws.
- ☐ The municipal address number is clearly visible from the road.
- ☐ Yards are appropriately graded and free of holes, rubbish, standing water, or other safety hazards.
- ☐ Suitable groundcover is kept no more than 8" tall and all noxious weeds or dead, damaged, or decaying trees are removed.
- ☐ Walkways and driveways are finished to provide a hard and level surface, free from hazards.
- ☐ Outdoor lighting is in good visual condition and safe working order.
- ☐ Garbage receptacles are properly stored in the garage, side yard between houses, or back yard, and are kept in a clean and operatable condition.
- ☐ Required sound barriers are safe, well maintained, and structurally sound.
- ☐ Fences, gates, retaining walls, and other fixtures are safe, well maintained, and function as designed.
- ☐ Stairs, porches, decks, fire escapes, or similar exterior structures are constructed in accordance with Ontario Building Codes and maintained in good repair, free from defects and hazards.
- ☐ Swimming pool is kept in seasonal good working order and is appropriately enclosed and secured in accordance with the Pool Enclosure By-law.
- ☐ Parking areas are appropriately constructed, lit, and maintained, free from hazards.
- ☐ No damaged, inoperative or unplated vehicles on the property.
- ☐ No dilapidated or collapsed structures on the property.
- ☐ No graffiti, stains, or other defacement on the property.

### Building Exterior

*Structural components that are exposed to outdoor spaces.*

#### Condition

- ☐ Roofs and components (fascia, soffits, flashings, solar panels, etc.) are in good repair, water tight, and structurally sound.
- ☐ Chimneys, vent pipes, or flues are safe, appropriate, and clear of obstructions.
- ☐ Eaves troughs, gutters, and downpipes are present, in good repair, and free of obstructions.
- ☐ Storm water runoff is appropriately controlled to prevent flooding and nuisance to neighbouring properties.
- ☐ Doors, windows, and skylights are in good repair and weather tight.
- ☐ Porches, landings, balconies, canopies, awnings, and fire escapes are safe, structurally sound, and in good repair.

- ☐ Guards, balustrades, railings, or screens are safe, structurally sound, and kept in good repair.
- ☐ Exterior staircases are appropriately constructed, including required guards or handrails, and kept in good repair.
- ☐ Walls are watertight and in good repair with no damaged, defective, unsecured, or deteriorating materials.
- ☐ Walls and foundations are free from any conditions that may result in pest infestation.
- ☐ Foundations, piers, posts, or supports are appropriately constructed, structurally sound, and in good repair.

### **Occupancy, Passageways and Fire Safety**

*Equipment and structural elements that manage safety risks related to emergency exiting and fire spread.*

#### **Condition**

- ☐ Smoke alarms and carbon monoxide alarms shall be installed and maintained as per manufacturer instructions.
- ☐ Fire detection and fire protection systems shall be maintained in operating conditions and maintained as per the requirements of the Ontario Fire Code.
- ☐ All required fire separations, smoke seals, and fire stopping systems are present and maintained.
- ☐ Interior stairs are appropriately constructed and in good repair.
- ☐ Rooms that are provided for sleeping purposes have been constructed with a building permit and reviewed for sleeping purposes.
- ☐ No cooking appliances are in any room used for sleeping purposes.
- ☐ All floor areas intended for occupancy are provided with a direct means of egress in accordance with the Ontario Building Code.
- ☐ All means of egress are well maintained and free of obstructions, including garbage, refuse, appliances, or furniture.
- ☐ There is safe, continuous, unobstructed passage from inside the unit to the building exterior at or near grade level
- ☐ No required means of egress passes through an attached garage or an enclosed part of another dwelling unit.

### **Building Interior**

*General standards for all rooms used or capable of being used for living, sleeping, cooking, or eating purposes.*

#### **Condition**

- ☐ Property is kept free from infestations by rodents, vermin, and insects.
- ☐ Walls and ceilings in good condition and free from large holes, cracks, leaks, loose material, or visible mold and mildew.
- ☐ Ceiling heights over required floor areas meet or exceed prescribed minimums in the Property Standards By-law.
- ☐ Habitable spaces, common areas, corridors, and exits have adequate artificial lighting available at all times.
- ☐ Electrical switches and outlets are secured with cover plates.
- ☐ Doors, windows, and skylights are in good working condition and free from cracks or broken glass.
- ☐ Door and window screens, hardware, and locking or safety devices are present as required and in good working order.

- ☐ Doors and operable windows can be opened from the inside without using specialized tools.
- ☐ Required windows for each room meet or exceed prescribed minimums in the Property Standards By-law.
- ☐ Adequate airflow, either from an operable window or mechanical ventilation, provided.
- ☐ Floors and finished flooring is in good condition and free of trip hazards, holes, cracks, or visible mold and mildew.
- ☐ Heating systems and filtration equipment are kept in a good state of repair and in a safely operable condition.
- ☐ Fuel-burning heating equipment (furnaces, stoves, etc.) is correctly installed and kept in a good state of repair.
- ☐ Habitable spaces are able to maintain a room temperature of at least 20 degrees Celsius.
- ☐ Adequate supply of potable hot and cold running water is supplied.
- ☐ No habitable area is equipped with portable heating equipment as a primary source of heat.
- ☐ Plumbing, including drains, supply pipes, and fixtures, is free of leaks and defects and protected from freezing.
- ☐ Sewage discharges directly into the municipal sewage system or an acceptable alternative maintained in good repair.
- ☐ All wiring, fixtures, switches, receptacles, and connections to them are maintained in a safe, good working condition in compliance with the Ontario Electrical Safety Code,

### **Kitchens and Bathrooms**

*Interior spaces or rooms primarily intended for either preparing and cooking food or personal washing and sanitation.*

#### **Condition**

- ☐ Cabinets, cupboards, shelves and countertops are structurally sound and free from cracks and deterioration.
- ☐ Sinks, bathtubs, showers, and toilets receive sufficient water flow, drain properly, and are free from leaks.
- ☐ Bathroom door can be secured from the inside and opened from outside the room in an emergency.
- ☐ Hot water is provided by fixtures is at least 49 degrees Celsius.
- ☐
- ☐ No toilets, urinals, or bidets are located in a room that has not been reviewed for the use of a bathroom.

### **Basements**

*Specific additional requirements for spaces located partly or entirely below ground level.*

#### **Condition**

- ☐ Habitable rooms are accessible without passing through a service room (furnace room, boiler room, storage room, etc.).
- ☐ Habitable rooms are separated from service rooms by a suitable fire separation.
- ☐ Window size, location, and function meet or exceed the minimum requirements of the Ontario Building Code.
- ☐ Unfinished basements, crawl spaces, or cellars are provided with adequate ventilation to the outdoors.

The information collected in this application includes personal information as defined in the [Municipal Freedom of Information and Protection of Privacy Act](#), a statute of the Province of Ontario. The information will be used only for the administration and enforcement of the license that is being applied for and will not be used for any other reason. I consent to the City of Brampton collecting the personal information for the reasons stated herein.

I am aware that the following City of Brampton by-laws may apply to the Residential Housing Unit identified in this license application and that these by-laws can be found on the City of Brampton's website or can be provided for me to review upon request and I have either reviewed these by-laws or have had a reasonable opportunity to do so:

[Zoning By-law](#)

[Noise By-law](#)

[Public Nuisance By-law](#)

[Residential Rental Licensing By-law](#)

[Property Standards By-law](#)

[Refuse and Dumping By-law](#)

[Snow and Ice Removal By-law](#)

[Grass and Weed Cutting By-law](#)

[Boulevard Maintenance and Highway Obstruction By-law](#)

I understand that this document does not contain a comprehensive list of all specific conditions to be evaluated in determining whether the license will be issued.

In completing this form, I evaluated the dwelling unit and property on which it is located for compliance with City by-laws and all other applicable laws. By signing below, I declare and affirm that the information provided by this list is a true and accurate representation of the condition of said unit and property.

Property Owner/Application Name (Print): \_\_\_\_\_

Property Owner/Application Signature: \_\_\_\_\_

Date: \_\_\_\_\_

# Emergency Information Tenant Sheet

*(to be completed by the landlord and posted in the rental unit)*

Rental Housing Property Address: \_\_\_\_\_

City: Brampton      Postal Code: \_\_\_\_\_      Unit(s) #: \_\_\_\_\_

Property Owner/Property Manager Name: \_\_\_\_\_

Property Owner/Property Manager Phone #: \_\_\_\_\_

In case of Emergency:

Non-Emergency:

Call 9-1-1

Peel Regional Police – 905.453.3311

Brampton Fire – 905.874.2700

City of Brampton - 311

Nearest Hospital or Medical Centre

Brampton Civic Hospital - 905.494.2120

2100 Bovaird Drive East, Brampton

Parking:

Number of Cars Permitted: \_\_\_\_\_

Location of Parking in Driveway: \_\_\_\_\_

Garbage/Recycling/Organics:

Location of Containers: \_\_\_\_\_

Collection Days: \_\_\_\_\_

Location of Safety Amenities in Unit:

Fire Extinguisher: \_\_\_\_\_

Emergency Evacuation Plan:

What to do/Where to go: \_\_\_\_\_