

RESIDENTIAL RENTAL LICENSING PROGRAM

Landlord Study Guide

City of Brampton





PURPOSE OF THIS GUIDE

This study guide supports landlords in preparing for the Residential Rental educational module by summarizing key landlord obligations.

A landlord includes a person who rents or offers to rent a residential unit and includes the owner or their agent.

The guide summarizes:

- Legal Framework
- Pre-Tenancy Requirements
- Property Standards
- Parking
- Fire Safety
- Occupancy Standards and Vital Services

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 educational 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.



LEGAL FRAMEWORK

Key laws and regulatory bodies that govern residential rentals include:

- Residential Tenancies Act (RTA)
- Landlord and Tenant Board (LTB)
- Ontario Human Rights Code
- City of Brampton municipal by-laws
- Ontario Building Code
- Ontario Fire Code

PRE-TENANCY REQUIREMENTS

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.
- 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.



PROPERTY STANDARDS AND MAINTENANCE

Properties must be:

- Maintained in good repair
- Maintained in compliance with municipal by-laws
- Free from pests, mould and mildew

Household garbage must be:

- Stored in a closed Region of Peel garbage receptacle
- Not left uncontained inside or outside the unit

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
- 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.

Garbage receptacles must:

- Be maintained in a clean, sanitary and operable condition
- Be stored with the cover lid closed and secured
- Not be stored in a yard facing a street or in a driveway

Lawns must be:

- Maintained so all ground cover including grass is below 20 centimetres or 8 inches
- Not unreasonably overgrown



PARKING STANDARDS AND RULES

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
- In a manner that obstructs or overhangs a road

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
- On any front porch area

Parking on the street is only permitted overnight:

- When there is a valid permission to park/parking consideration (up to 14 calendar days per licence plate)



FIRE SAFETY

Landlords are required to:

- Ensure smoke alarms are properly installed and maintained in working condition so they can operate effectively
- Ensure carbon monoxide (CO) alarms are properly installed and maintained in working condition if there are fuel-burning appliances or there is an attached garage
- Give tenants a copy of the smoke alarm manufacturer's maintenance instructions
- Keep exits clear at all times

Tenants are required to:

- Not disable alarms
- Notify the landlord when an alarm is disconnected, not operating or impaired

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°C between September 15 and June 1 annually)
- Ensure an adequate and suitable supply of hot water (of at least 49 degrees Celsius)
- 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)
- 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



OCCUPANCY STANDARDS

Understanding Brampton's Bedroom 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 the following 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 the following minimum floor area requirements:

- At least 7 m² (6 m² if the room has built-in closets)
- 14 m² minimum for three occupants aged 18 or older
- 7 m² per person for rooms with four or more occupants aged 18 or older

Spaces That Cannot Be Used as Bedrooms

No room can be converted to a bedroom (i.e., living room) without obtaining a building permit and meeting all Ontario Building Code bedroom requirements. Additionally, the following spaces cannot be used for sleeping:

- Lobbies or hallways
- Cellars, closets, bathrooms or laundry rooms
- Stairways or kitchens
- 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.



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. The City will enforce violations of by-law standards through penalties and fines.

The Landlord and Tenant Board, a provincial tribunal, addresses disputes between landlords and tenants under the Residential Tenancies Act.

RESOURCES & CONTACTS

For information about the City of Brampton's Additional Residential Unit Registration, contact:
twounit.zoning@brampton.ca

For information about the City of Brampton's Enforcement & By-law Services, contact:
enforcement@brampton.ca

For information about the City of Brampton's Residential Rental Licensing Pilot Program, contact:
rrl@brampton.ca

For information about the City of Brampton's Licensing Application Inquiries, contact:
licensing@brampton.ca

For general information about the City of Brampton's programs, contact:
311@brampton.ca