

Municipality	Class of Licence	Requirements	Fees	Comments
OAKVILLE 2016 – 2017 Population 193,832 The By-Law was not enacted -2017	Class A - Whole Home Rental Class B - Owner Occupied Rental Class C - Non Owner Occupied Rental Class D - Lodging House	(a) Owner Information, Corporate Information (b) Floor Plans (c) Transfer/Deed (d) Tenant Information (e) Local Emergency Contact (f) Liability Insurance (g) Criminal Records Check (h) Parking Plan (i) Property Maintenance Plan (j) Electrical Safety Inspection (k) Heating Ventilation (l) Air Conditioning Inspection (HVAC) (m) Signed Statement	<ul style="list-style-type: none"> - the proposed By-Law was to be full cost recovery five year period - a total of 5,557 licences would be issued Fees were set for the different classes of Licensing, ranging from <ul style="list-style-type: none"> - Class A - \$372- \$1,222 for the rental of a whole home - Class B -\$253 - \$407 for an owner occupied home - Class C - \$372 - \$882 for a non - owner occupied home - Class D- \$1,068 - \$1,241 for a lodging house 	<p>The proposed By-Law called for the hiring of 5 (five) new By-Law Officers over the 5 year period.</p> <p>Revenue (\$14,451,150) versus Cost (\$13,889,227) in year 5 would see a surplus of \$561,922.</p> <p>The proposed By-Law was put before the Town of Oakville Planning and Development Council, on November 6, 2017, having heard submissions voted unanimously to receive the Report but not move forward with the proposed By-Law.</p>

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THOROLD 2014 – Present Population 18,801 By-Law enacted 2018	<ul style="list-style-type: none"> - All existing and new residential rental properties within the municipality - A licence is required for each rental property - EXEMPTION: Dwellings in which the homeowner(s) reside: they may rent up to two (2) rental bedrooms 	<ul style="list-style-type: none"> - \$500 fee (initial application) - Completed Residential Rental Licensing application form - Completed self-certification checklist - Parking plan - Fire Safety - Property Management Plan - Local contact for each property 	<ul style="list-style-type: none"> - \$500 for a two year period - non transferable - no cap on number of bedrooms - renewal fees \$400 - \$500 range depending on class of licence 	<ul style="list-style-type: none"> - full cost recovery - operational cost 2 Enforcement Officers -\$152,626.00 - 1,500 -1,800 licences anticipated <p>On Nov 21, 2017, Thorold approved the By-Law to begin on January 1, 2018, enforcement was slated to begin on March 1, 2018 received 300 applications. (Jan- March).</p>

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WINDSOR 2015 – Present Population 287,069 By-law was defeated in 2017 Increased enforcement of existing By-Laws enacted 2018	3 OPTIONS PRESENTED Option 1 – no bylaw enacted- improved education and information Option 2 - full cost recovery Waterloo model Residential Rental House (Types 1 and 2) 4 bedrooms or less = type 1, 5 or more = type 2 Owner-Occupied Rental House (Types 1 and 2) 4 bedrooms or less = type 1 5 or more = type 2 Option 3 - Self Certification London Model	Option 1 - none Option 2 - Six classes of licences based on things such as number of bedrooms and owner occupied status Option 3 - Self-certification by building owner for compliance purposes	Option 1- no added cost Option 2 - total overall administrative cost for such a program is expected to be \$1.83 million annually and thus would be borne by the industry based on full cost recovery model. (average \$325,00 based on 4000 units requiring licences) Option 3 - fees will be based on a not full recovery cost system. Cost for such a program is expected to be \$720,000 annually (average \$180 based on 4,000 units requiring licences)	Nov 2017 By-Law was defeated by a tied vote. On January 24th, 2018 City Council voted to support a future city wide zoning by-law amendment to establish a ratio limiting the number of bedrooms to a dwelling's floor area and increase enforcement staff for Fire and Building Inspection as to enforce older housing stock; approved the hiring of 2 Temporary Building / PS Inspectors and one (1) Temporary Fire Prevention / Safety Officer for a 2 year pilot period

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TORONTO 2014 – Present Population 2,731,571 Still in consultation process	3 Year Pilot Program in 5 identified areas of the City. Enact temporary use by-laws to: - identify area of permission - define use - establish maximum number of dwelling rooms (7)	- Zoning review - Property maintenance plan - Site or floor plans - Waste management plan - Parking plan - Applicable building permits to be cleared - Written confirmation on the maximum number of lodgers to be accommodated	Fees and costs have not been defined as of yet	The final report on consultation provided to Council in November 2017, and themes emerged: - The definitions of "dwelling room" and "multi-tenant house" are clear but could be improved through supporting educational materials - the limit of seven dwelling rooms should be based on multi-tenant house size - the licensing requirements must be accompanied by robust enforcement - if multi-tenant housing, approved, it should be regulated - affordable housing is needed - a further staff report was anticipated in the first quarter of 2018 but has not been proposed yet

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ST. CATHARINES 2017 – Present Population 133,113 Process on hold working group to be formed.	<ul style="list-style-type: none"> - All existing and new residential rental properties within the municipality - A licence is required for each rental property - EXEMPTION - Dwellings in which the homeowner(s) reside: they may rent up to two (2) rental bedrooms 	<ul style="list-style-type: none"> - Completed Residential Rental Licensing Application Form - Completed Self-Certification Checklist - Parking Plan - Fire Safety Plan - Property Management Plan – for garbage and recycling facilities - Local Contact for Each Property 	<ul style="list-style-type: none"> - \$500 -2 year period - licences non transferable - no cap on bedrooms - renewal fees were in the \$400 - \$500 range based on class of licence <p>Fees not set as yet - Full cost recovery would require fees of \$1,050</p> <p>Fees as set out above - deficit of \$2,300,000 anticipated over 5 year introduction period</p>	<p>Alternatives proposed</p> <ul style="list-style-type: none"> (a) adding additional By-Law Officers to enforce existing law (b) increased public education about city by-laws, stakeholder responsibilities, (c) improvement to enforcement of already existing by-laws such as property standards, noise, and nuisance (d) a voluntary registry (e) monitor the by-law in Thorold and report back to Council in 2019 (f) status quo with a greater emphasis on enforcement. <p>St Catharines City Council received the staff report in January 2018, public consultation began April 2018, City of St Catharines has now formed a working group to deal with the issue of rental housing licensing.</p> <p>The final report has is now anticipated in the fall of 2018 to allow for input from the working group.</p>

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PETERBOROUGH 2015 – Present Population 82,094 By-Law enacted 2017	Small Rental Dwelling Unit - Rental by Bedroom or Entire Dwelling - number of bedrooms - 4 plus – bedrooms being rented out - 1 to 4 Large Rental Dwelling Unit- Rental of Entire Dwelling- number of bedrooms – 5 plus- bedrooms being rented out- entire dwelling rented Small Lodging House- Rental by Bedroom- number of bedrooms – 5 plus - bedrooms being rented out - 5 to 10 Large Lodging House - Rental by Bedroom - number of bedrooms – 11 plus - bedrooms being rented out - 11 to 30	Requirements for a licence include, owner info, company info, management info, house and site plans, number of tenants parking plan, insurance,	Small Rental Dwelling Unit \$75 fee / \$50 renewal Large Rental Dwelling Unit \$75 fee / \$50 renewal Small Lodging House \$250 fee / \$175 renewal Large Lodging House \$400 fee / \$200 renewal	The City of Peterborough stated that while no immediate budget or financial implications will result from this adoption of the by-law, enforcement of the City's Zoning By- law regulations and the administration of the proposed Licensing By-law will require an increased time commitment by staff. Building and Fire Department staff will be required to conduct inspections and enforce the Ontario Building Code, Ontario Fire Code and Zoning By-law where necessary. The By-Law was passed by the Peterborough City Council on June 26th, 2017.