

Happy New Year.

We're starting 2026 with something important — and honestly, something big that deserves attention right at the beginning of the year. This isn't a market stat, a rate update, or a seasonal trend. This is a structural change in how rentals are regulated in Brampton, and it has real consequences for landlords, investors, tenants, and anyone watching the Peel real estate market closely.

## **What Changed: City-Wide Rental Licensing + Higher Fines**

Brampton City Council has officially expanded the Residential Rental Licensing (RRL) program to cover the entire city, while also approving significant increases in fines for non-compliance. These changes are now in effect.

This marks one of the most meaningful policy shifts Brampton has made in years when it comes to rental housing.

## **Key Changes You Need to Know**

### **1. Rental Licensing Is Now City-Wide**

Until now, the RRL program applied only to select wards. That has changed. As of this year, all wards in Brampton are included.

If you own or operate:

- A rental property with 1–4 units
- A basement apartment
- A secondary suite or small multi-unit residential property

You are now required to comply with the RRL program, regardless of where the property is located in the city.

### **2. Licensing Is Still Free — But Compliance Is Not Optional**

To ease the transition, the City is continuing to waive the licensing fee (at least through 2026).

However, this does not mean registration or compliance is optional.

Landlords must still apply, meet standards, and remain compliant.

### **3. Fines Have Increased — Sharply**

This is where the change really becomes noticeable.

The City has introduced escalating fines for landlords operating without a valid licence or failing to meet standards:

- First offence: \$750
- Second offence: \$1,250
- Subsequent offences: \$1,500

These penalties are several times higher than before and signal a clear shift toward stricter enforcement.

## **Why This Is a Big Deal**

This is not a small administrative tweak. It's a fundamental change in how Brampton approaches rental housing.

The city's stated goals include:

- Improving tenant safety
- Enforcing fire, building, and property standards
- Reducing unsafe or illegal rental units
- Creating consistent enforcement across all neighbourhoods

After years of pilot programs in select wards, Brampton is moving toward a more regulated, city-wide rental framework.

## **What This Means for You**

### ***For Landlords and Investors***

- Compliance is now required everywhere, not just in certain areas
- Non-compliance carries real financial risk
- Properties may face greater scrutiny around safety and standards

This is a year where being proactive matters far more than reacting later.

### ***For Tenants***

- Increased accountability for rental properties
- Greater focus on safety and livability
- Clearer pathways for enforcement and standards

## **For the Market Overall**

Over time, this could:

- Push informal or non-compliant rentals out of the market
- Encourage higher-quality, properly built rental units
- Influence long-term property values and investor behaviour

The direction is clear: professionalisation of the rental landscape.

## **What You Should Do Next**

If you own, plan to buy, or are considering renting out property in Brampton this year:

1. Confirm whether your property requires an RRL licence
2. Register through the City of Brampton
3. Prepare for inspections and compliance requirements
4. Factor this regulatory environment into your investment and pricing decisions

If you're unsure how this affects your property, your purchase plans, or your long-term strategy, this is the kind of change worth talking through before assumptions get expensive.

We'll continue breaking down important shifts like this throughout the year — not just what's happening, but what it actually means for homeowners, investors, and families making real decisions.

Here's to a smart, informed start to 2026.