



SOCIAL HOUSING POLICIES



DIVISION:	Social and Community Services		
POLICY SECTION:	Social Housing	EFFECTIVE DATE:	5/26/2020
SUBJECT:	Minimum Rent Change		
POLICY NUMBER:	2020-NP -01	SUPERCEDES:	N/A

1) PURPOSE

1.1 This policy is intended for use by all County of Simcoe housing providers that operate a designated housing project under the Housing Services Act including Rent Supplements under the former OCHAP/CSHP.

<input checked="" type="checkbox"/>	Municipal & Private Non-Profit	Rent	<input checked="" type="checkbox"/>	Supplement *
<input checked="" type="checkbox"/>	Co-Operatives		<input type="checkbox"/>	*including former OCHAP/CSHP CWL
<input type="checkbox"/>	Federal Non-Profit		<input checked="" type="checkbox"/>	Simcoe County Housing

1.2 This policy is intended for use in the determination of minimum geared-to-income rent payable for a month by a household that is eligible for rent-geared-to-income (RGI) assistance.

2) POLICY STATEMENT

2.1 The County of Simcoe in its capacity as Service Manager bears the responsibility of ensuring housing providers are adhering with legislation when determining the minimum geared-to-income rent payable for a month by a household.

3) REFERENCES

Housing Services Act, 2011
O. Reg. 316/19, s. 2 and s.12

4) SCOPE

4.1 On July 1, 2020 a change came into effective under the *Housing Services Act, 2011* and Ontario Regulations 316/19 which prescribes a new method for calculating minimum geared-to-income rent payable for eligible households.

5) PROCEDURES

- 5.1 Effective July 1, 2020, the current minimum rent charge of \$85 is increased to \$129.
- 5.2 One month prior to July 1, 2020, Housing Providers are required to advise existing minimum rent-geared-to-income (RGI) households that their rent payable will be increasing effective July 1, 2020, in alignment with the instructions below.
- 5.3 There are certain rules related to how the minimum rent will take effect for applicable households. For clarification purposes, these are outlined as:
 1. between July 1, 2020 and June 30, 2021 the rent payable for a/an:
 - (a) New household move-in, the minimum monthly rent charge will be \$129
 - (b) Existing RGI minimum rent household, the minimum monthly rent charge is increased to \$93
 2. For each subsequent annual minimum rent payable increase between July 1 and June 30:
 - (a) Households that are already at the minimum rent of \$129 will increase by the rent increase guidelines as determined annually under the Residential Tenancies Act (2006)
 - (b) For Households not yet at \$129, these will experience an annual increase of \$8 until the household rent payable reaches the current minimum rent for that time, and they will then be subject to the rent increase guidelines.
 - As an example, On July 1, 2020 an existing RGI household paying \$85 in minimum rent, will automatically increase to \$93, they will then increase annually as follows:
 - \$101 (\$93 + \$8) on July 1, 2021;
 - \$109 (\$101 + \$8) on July 1, 2022;
 - \$117 (\$109 + \$8) on July 1, 2023;
 - \$125 (\$117 + \$8) on July 1, 2024;
 - \$133 (\$125 + \$8) on July 1, 2025; and
 - so on until the year when the households minimum rent equals the minimum geared-to-income rent payable determined by the legislation at that time
- 5.4 Contact your Program Supervisor with any questions or concerns.