

## FACT SHEET

### Purpose

The Rent Supplement Program:

- Provides affordable housing for lower income individuals and families through rent that is based on income
- Is delivered through agreements with private sector landlords

### Description

In this program, Niagara Regional Housing (NRH) enters into agreements with private rental landlords for units to be rented to qualified applicants from the Affordable Housing Waiting List. Tenants pay 30% of their gross monthly income directly to the landlord and NRH subsidizes the difference up to the agreed market rent for the unit. For example, if the market rent is \$700 per month and the tenant's rent according to their income is \$200, the rent supplement portion paid to the landlord on a monthly basis is \$500.

If a landlord is interested in participating in this program, NRH staff will inspect and approve all prospective units to ensure they meet basic maintenance and property management standards. Private landlords interested in this program must submit a Rent Supplement Application Form (obtained from NRH, or available online) and submit it to the Rent Supplement Coordinator.

### Privacy Rights

All information relating to rent supplement tenants that is provided to, collected or maintained by NRH is subject to the provisions of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA). Private rental landlords are expected to respect the privacy of the rent supplement tenants and the rights to privacy regarding their subsidy.



### Landlord/Tenant Relationship

Tenants who move into rent supplement units sign a standard lease with the landlord of the private building. The normal landlord/tenant relationship exists. The landlord is responsible for such things as rent collection, maintenance, repairs and services that exist with all tenants in the building.

The landlord and tenant relationship is governed by provincial legislation: The Residential Tenancies Act, 2006, effective January 31, 2007.

Call 1-866-342-6153 or visit:  
[www.mah.gov.on.ca](http://www.mah.gov.on.ca) for information.

## Responsibilities

### Role of Tenant

- Tenants who require subsidized accommodation must apply to NRH and be placed on the Affordable Housing Waiting List
- Applicants will be offered rent supplement units and housed in chronological order with private landlords
- Tenants must comply with applicable legislation (*Residential Tenancies Act 2006, Social Housing Reform Act, 2000*) and with the terms and conditions of their lease
- Tenants must provide NRH with income verification on an annual basis and whenever their household income changes

### Role of Landlord

Before participating in the Rent Supplement Program, landlords should be aware of the following program details and requirements:

- Landlords must sign a rent supplement agreement with NRH
- Landlords must comply with all applicable legislation (*Residential Tenancies Act, 2006, Social Housing Reform Act, 2000, etc.*) as well as the Rent Supplement Agreement
- Tenants who move into rent supplement units sign a standard lease with the landlord of the private building
- Two qualified applicants are referred to the landlord when a unit becomes available for landlord
- Vacant rent supplement units are rented only to qualified applicants identified on the Affordable Waiting List
- Units offered to tenants must be in a satisfactory state of repair, fit for habitation and in compliance with applicable Building Code and Fire Code requirements
- Rent Supplement tenants are to be treated like all other tenants and their privacy and confidentiality respected
- Landlords provide NRH with copies of any increase in the market rent for a rent supplement unit at least ninety (90) days prior to the effective date
- Landlords provide NRH with copies of all notices given to the tenant
- Notify NRH immediately in writing if unauthorized persons are living in the unit
- Permit a rent supplement tenant to terminate their tenancy, at any time during the term, on sixty (60) days notice, provided the notice is effective on the last day of the month
- Provide NRH with copies of all rent rolls upon request



### Role of Niagara Regional Housing

- Administers the program
- Pays the rent supplement for each unit to the private rental landlord
- Fills the units with applicants from the Affordable Housing Waiting List, in chronological order
- Calculates the tenant's RGI rent and the subsidy due to the landlord
- Annually calculates the rent-geared-to-income for all rent supplement tenants and informs both the tenant(s) and the landlord of all rental changes
- Provides program updates as required



## contact

For general information about the Niagara Regional Housing (NRH) Rent Supplement Program, contact: the Rent Supplement Coordinator, 905-682-9201, ext.3932 or visit our website at [www.nrh.ca](http://www.nrh.ca).

If you have general questions regarding the application process, contact the Eligibility Assessment Representative at: 905-682-9201, ext. 3904.

Any other inquiries contact us at 905-682-9201 or 1-800-232-3292  
Fax: 905-687-4844  
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