

Rent Supplement Program

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 community partnerships 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 maintenance and property management standards. Private landlords interested in this program must submit a Rent Supplement Application Form (obtained from NRH, or available online.)

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 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
- 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
- Landlords are responsible for such things as rent collection, unit maintenance, repairs and services that exist with all tenants in the building
- Two qualified applicants are referred to the landlord when a unit becomes available for landlord consideration
- Vacant rent supplement units are rented only to qualified applicants identified on the Affordable Housing Waiting List
- Rent supplement tenants are 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 days
- Private sector landlords require approval from NRH to increase their market rents for the rent supplement units. Market rent increases must comply with the *Residential Tenancies Act 2006*



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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
- 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.

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

Any other inquiries contact us at 905-682-9201 or 1-800-232-3292
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