



RENT SUPPLEMENT

# Gazette

A publication for Rent Supplement Landlords

[www.nrh.ca](http://www.nrh.ca)

Summer 2009

## Energy Conservation

### ecoEnergy Retrofit

The Ontario Government's ecoEnergy Retrofit-Homes grant provides property owners with grants up to \$5,000 per unit to offset the cost of making energy efficiency improvements. Small mixed-use buildings are also eligible as long as they meet the size requirements and 50% or more of the floor space is used as permanent residences.

Only homes that have undergone a residential energy efficiency assessment by an energy advisor certified by Natural Resources Canada will be eligible for grants.

The ecoEnergy Retrofit-Homes grant is based on the type and number of energy improvements that

have been made and how much the efficiency of the home has been improved. The grant is based on how effective that upgrade is in saving energy, not on the cost of the upgrade.

Please visit [www.ecoaction.gc.ca/ecoenergy](http://www.ecoaction.gc.ca/ecoenergy) for more information.

### Energy Efficiency Guide

Please visit Niagara Regional Housing's website at [www.nrh.ca](http://www.nrh.ca) for a list of all available energy grants and rebates. Our guide was adapted from Ontario's Energy Efficiency & Funding Guide.

### Energy Savings Best Practices

The following information is provided as a best practice for achieving ...**(Continued on page 3)**

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## Contact us

If there are any specific issues or topics that you would like to see in future publications, please forward your suggestions or comments in writing to:

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Or by email: [margaret.smith@niagararegion.ca](mailto:margaret.smith@niagararegion.ca)

## Tenant Insurance



The Social Housing Services Corporation has launched SoHo Insurance Inc., a tenant insurance product available to all social housing residents, including rent supplement tenants.

In the case of a disaster such as a robbery or fire, most households could not afford to replace their belongings, such as furniture and clothing, without appropriate insurance coverage. It has been proven that personal insurance is essential for all households in Ontario.

The insurance program allows rent supplement tenants to have content insurance coverage for at little as 40 cents a day. Tenants can purchase this insurance by downloading the application form from the SoHo website.

Niagara Regional Housing (NRH) is encouraging landlords to promote tenant insurance with their rent supplement tenants.

For more information, please contact:

**SoHo Insurance Inc.**

**390 Bay St., Ste 705**

**Toronto, ON M5H 705**

**1-866-440-2492**

**Website: [www.sohoinsurance.ca](http://www.sohoinsurance.ca)**

## Mould

### Understanding Mould

Moulds are microscopic fungi, a group of organisms which also includes mushrooms and yeasts. Fungi are highly adapted to grow and reproduce rapidly, producing spores and mycelia in the process.

Moulds are undesirable when they grow where we don't want them, such as homes. Over 270 species of mould have been identified as living in Canadian homes. Moulds that grow inside may be different from the ones found outdoors.

### Why are moulds a concern?

Damage to materials is one concern. Materials get stained or discoloured and over time they are ruined. Mouldy paper and cardboard disintegrate over time. Fabrics are damaged. When mould grows inside the home, there may be health concerns. Moulds release chemicals and spores.

Canada Mortgage & Housing Corporation (CMHC) has valuable information on:

1. how to identify mould,
2. how to clean up mould,
3. how to deal with an ongoing mould problem, and,
4. how to prevent mould.

Please visit CMHC's website at [www.cmhc-schl.gc.ca](http://www.cmhc-schl.gc.ca) for further details.

## Mark Your Calendars!

NRH is developing a training session for rent supplement landlords for fall 2009. The date for this session is tentatively scheduled for Thursday, December 3, 2009.

Agenda topics will include:

1. Overview of the rent supplement program & rent supplement agreement
2. Role and responsibilities of landlords
3. Forms & documents required by NRH
4. Building maintenance standards
5. Residential Tenancies Act 2006 - Overview

This session will be open to owners of rent supplement buildings, resident managers and administrative staff.

Watch for further details in the next few months. We hope to see you there!

## Niagara Region – Waste Management Services – 2009 Rates

Effective March 1, 2009, waste management rates are as follows:

1. Landfill tipping fee for all for all industrial/commercial/institutional and residential self-hauled waste increased to \$80 per tonne from \$70 per tonne,
2. The minimum residential landfill tipping fee of \$5 per load has been applied to loads for the first 60 kilograms. After 60 kilograms, fees are calculated at a rate of eight cents per kilogram (\$80 per tonne), rounded down to the nearest dollar,
3. The fee to purchase Green Bins increased to \$16 from \$6 each for non-wheeled bins and \$18 each for wheeled binds; and,
4. The fee for organics kitchen catchers is \$4 each.

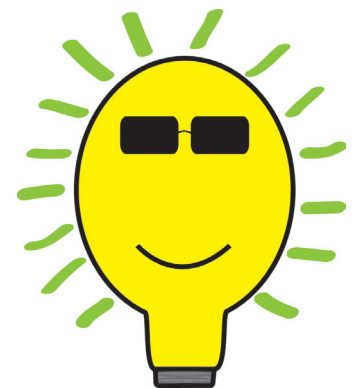
For more information on waste management services, call Niagara Region's Waste Info-Line at 905-356-4141 or 1-800-594-5542 Monday through Friday, between 8 a.m. and 4:30 p.m.

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energy efficiencies in your buildings:

- a. Replace electric washers & dryers with front loading washers to save water, and bring the gas line to the building and install gas dryers;
- b. Recaulk the building;
- c. Replace refrigerators with a low (464 kw per year) rating.
- d. Replace toilets with low flow toilets (6 litre);
- e. Change lighting from T12s to high efficiency T8s;
- f. Convert exit lights to LED;
- g. Clean debris from gutters and downspouts to ensure water flows freely and away from the building;
- h. Make sure air vents are not blocked by debris or snow;

Have an energy audit completed on your building to assess which building components make sense to replace. Refer to the Natural Resources Canada website at <http://oee.nrcan.gc.ca> for energy calculations.



# Residential Rehabilitation Assistance Program (RRAP)

Canada Mortgage & Housing Corporation (CMHC) administers the RRAP program. There are several components of the RRAP program that may be of interest to rent supplement landlords.

## A. Residential Rehabilitation Assistance Program for Persons with Disabilities (RRAP-D):

CMHC offers financial assistance to allow homeowners and landlords to pay for modifications to make their property more accessible to persons with disabilities. These modifications are intended to eliminate physical barriers, imminent safety risks and improve the ability to meet the demands of daily living.

### Who Can Apply?

Homeowners and landlords may qualify for assistance if the property is eligible. Your property may be eligible for RRAP-D if the property:

- a) is occupied, or is intended to be occupied, by a low-income person with a disability;
- b) is rented and the rents are less than established levels for the area; or
- c) is owned and the house is valued below a certain amount; and,
- d) meets minimum standards of health and safety.

## B. Rental Residential Rehabilitation Assistance Program – Rental RRAP

The Rental Residential Rehabilitation Assistance

Program (Rental RRAP) offers financial assistance to landlords of affordable housing to pay for mandatory repairs to self-contained units occupied by low-income tenants. Mandatory repairs are those required to bring properties up to minimum levels of health & safety.

### Who is Eligible?

Owners(landlords) of affordable self-contained housing units may apply if:

- a) the household incomes of their tenants are at or below the established ceilings (these vary based on household size and area of the country).
- b) the projects have pre- and post-RRAP rents at or below the median market rent for the local area. CMHC can assist with market rent information.
- c) the property lacks basic facilities or requires major repair in one or more of the following five categories: structural, electrical, plumbing, heating and fire safety.
- d) tenants are not family relatives of the owner.

For more information on these and other programs offered by CMHC, please contact Canada Mortgage & Housing Corporation at 1-800-668-2642 or visit their website at [www.cmhc-schl.gc.ca](http://www.cmhc-schl.gc.ca).

## NRH Website

Please visit our website at [www.nrh.ca](http://www.nrh.ca) for information on the rent supplement program and for general interest items. Rent supplement information can be found under the "Landlords" tab.

### 2009 Rent Control Guideline

The 2009 rent control guideline, released by the Province, is 1.8%.

### Notice of Market Rent Increase

Landlords are reminded that notices of rent increase must be provided to the rent supplement tenant and a copy to NRH, at least 90 days prior to the effective date.