
Housing Services Notice **No: 21-06**

APPLICABLE TO:

<input checked="" type="checkbox"/>	Municipal & Private Non Profit
<input checked="" type="checkbox"/>	Co-operatives
<input type="checkbox"/>	Federal Non Profits
<input checked="" type="checkbox"/>	OCHAP/CSHP
<input checked="" type="checkbox"/>	Rent Supplement

DATE: June 7, 2021

<input checked="" type="checkbox"/>	Mandatory
<input type="checkbox"/>	For Information

**SUBJECT: Eligibility for RGI Assistance – Changes
Failure to File Income Tax Return
Maximum Period of Market Rent**

BACKGROUND

On September 23, 2019 the Province of Ontario made amendments to Ontario Regulation 367/11 under the Housing Services Act, 2011. These amendments changed some of the eligibility rules for Rent-Geared-to-Income (RGI) assistance and are intended to support RGI simplification.

PURPOSE

The purpose of this Notice is to communicate to Housing Providers changes to circumstances in which a Rent-Geared-to-Income household may cease to qualify to receive further RGI assistance.

Failure to File Income Tax Returns (*O. Reg 317/19 s. 3 – O. Reg 367/11 s. 29.1*):

A household ceases to be eligible for Rent-Geared-to-Income (RGI) assistance if a member of the household, whose income is to be included in the calculation of the RGI rent payable by the household, has failed to file their income tax return for the tax year before the annual review of the household's RGI rent begins.

The Service Manager, or it's delegates have the discretion to determine that a household previously determined ineligible for RGI assistance for failure to file income tax returns becomes eligible once the income tax return is filed.

The Service Manager, or it's delegates may determine that a household remains eligible for RGI assistance if the Service Manager, or it's delegates are satisfied there are extenuating circumstances.

Maximum Period of Market Rent (*O.Reg 367/11 s.30*):

Under the Housing Services Act, the maximum rent-geared-to-income amount that an RGI household can pay is equivalent to the market rent for the unit. Changes have been made to the length of time a household paying the market rent amount remain eligible for RGI Assistance. A household ceases to be eligible for RGI assistance after that household has paid the maximum (market rent) amount for 24 consecutive months.

DIRECTION:

Effective July 1, 2021, Niagara Region Housing Services, as Service Manager is implementing the new legislated rent-geared-to-income rules.

Legislative Authority

HSA Ontario Regulation 367/11 s. 29.1, 30

Housing Provider's Role

Housing Providers are required to implement this Notice effective July 1, 2021.

Service Manager's Role

Niagara Region Housing Services will monitor compliance with this Notice through the Operational Reviews.

If you have any questions or concerns regarding this notice, please contact your Housing Administrator at (905) 682-9201.

Donna Woiceshyn, Director Housing Services