

Housing Services Notice **No: 21-15**

APPLICABLE TO:

DATE: December 20, 2021

<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

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

SUBJECT: Minimum Rent – Annual Increase for the period of July 1, 2021 to June 30, 2022

PURPOSE

This notice is to inform Housing Providers of the applicable minimum rent amounts for Rent-Geared-To-Income households for the period of July 1, 2021 to June 30, 2022 as per the *Housing Services Act, 2011 (HSA)*.

BACKGROUND

O. Reg. 316/19, s. 2 (4) (4.1) (5) outlines that annual increases are applied to the minimum and phased-in minimum rents effective July 1st of each year.

Each year rent guideline increases are to be applied to the minimum rent originally established at \$129. Phased-in minimum rents for existing RGI households who are paying less than \$129 are to increase by \$8.00 each year until the phased-in amount matches the indexed minimum rent established under the *HSA*.

PROCESS

Effective July 1, 2021 to June 30, 2022:

- indexed minimum rent increased to \$131
- phased-in minimum rent increased to \$101

Minimum rent for a single person receiving Ontario Works or ODSP benefit, whose RGI is calculated based on the social assistance rent scales remain the same. These amounts are not indexed annually.

Housing Providers are required to apply the new minimum rent amounts at the first RGI review conducted after July 1, 2021.

Minimum Rent Increase and the Provincial Rent Freeze

Due to the 2021 Provincial rent freeze period, increases to the minimum rent will take effect on January 1, 2022 for RGI increases calculated at the time of the annual review during 2021.

Rules Relating to Minimum Rent:

- The minimum rent applies to the whole household, not to individual family units or benefit units within the household.
- Determine the RGI charge for each family unit or benefit unit in the household using 30 percent of the adjusted family net income (AFNI) or applicable social assistance rent scale and total the amounts (if applicable).
- Apply adjustments for utility charges or allowances
- RGI amount is compared with the minimum rent amount to determine the final RGI rent. If the RGI amount is lower than the applicable minimum rent for the household, increase to the applicable minimum rent amount. Utility allowances cannot bring the rent below the applicable minimum rent amount.

Housing Provider's Role

Housing Providers are required to comply with this Notice and to provide to the Board of Directors for their information.

Service Manager's Role

NRHS will monitor compliance with this Notice through the operational review process.

If you have any questions regarding this Notice, please contact your Housing Administrator at 905-980-6000.

Donna Woiceshyn, Director Housing Services