

Housing Services Notice No: 24-03

APPLICABLE TO:

DATE: May 1, 2024

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

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

SUBJECT: Minimum Rent – Annual Increase for the Period of July 1, 2024 to June 30, 2025

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, 2024 to June 30, 2025 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 \$133 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, 2024 to June 30, 2025:

- Previous minimum \$136 - indexed minimum rent is increased to **\$139**
- Previous phased-in minimum rent of \$117 is increased to **\$125**

Minimum rent for a single person receiving Ontario Works (OW) or Ontario Disability Support Program (ODSP) benefits, whose RGI is calculated based on the social assistance rent scales remain the same. These amounts are not indexed annually.

Minimum Rent Increase

Increases to the minimum rent will take effect on July 1, 2024 for RGI increases calculated at the time of the annual review or new move in.

Housing Providers are required to apply the new minimum rent amounts at the first RGI review conducted after July 1, 2024.

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.

Original signed by Cam.

Cameron Banach, Director Housing Services