

Subject: Application of Minimum Rent

Date: July 1, 2021
Replaces: July 1, 2020

Applicable to The policy and procedures contained in this document apply to the following:

- Co-operatives
- Federal Subsidies
- Municipal & Private Non-Profit
- Centralized Waiting List (CWL)
- Rent Supplement*
*incl. former OCHAP/CSHP

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Legislation *Housing Services Act, 2011 (HSA), [Ontario Regulation 316/19 s.2\(2-8\), s.12\(2\)](#)*

Purpose This document outlines the legislated minimum rent rules as of the date they went into effect on July 1, 2020.

Important: Annual increases to the minimum rent will be posted on the [Housing in Peel \(HIP\) website](#).

Minimum Rents

For the period of July 1, 2020 to June 30, 2021, the minimum rents are as follows:

New determinations of minimum rent	\$129
Phased-in minimum rent	\$93

Eligibility and Applying Minimum Rent

As per O. Reg. 316/19, effective July 1, 2020, minimum rent for RGI tenants/members is changing.

Determinations of minimum rent eligibility effective July 1, 2020

This rule applies to all new determinations of minimum rent eligibility effective July 1, 2020.

The new provincial RGI minimum rent payable is \$129 per month as of July 1, 2020 (O. Reg. 316/19 s. 2(3)).

This amount will increase and be indexed with the province's annual rent increase guideline for each subsequent period of July 1 to June 30 (O. Reg. 316/19 s. 2(4)).

Phased approach for tenants/members paying less than \$129 in June 2020

The province established a phased-in approach to the minimum rent increase for tenants/members who, in the month of June 2020, are paying (O. Reg 316/19 s. 2 (5) & (6):

- minimum rent as calculated using O. Reg 298/01, or
- less than \$129

The minimum rent amount for tenants/members under this criterion will pay \$93 per month from July 1, 2020 to June 30, 2021.

For each subsequent period of July 1 to June 30, the phased-in minimum rent amount will increase by \$8 until it is equal to the legislated provincial minimum rent inclusive of the provincial annual increase guideline.

Note: In the year that the two minimum rents are reaching parity, the

phased-in rent may increase by less than \$8.

Rent increases to above indexed minimum rent

If at any time the tenant/member's rent increases to above the indexed minimum rent and the household subsequently experiences a decrease in income to below the indexed amount, the household will be charged the indexed minimum rent and not the phased-in minimum rent.

Not Appealable

Since the minimum rent change is legislated, tenants/members cannot complete a Service Manager Appeal to appeal the change.

OW and ODSP scales

OW and ODSP scales are not changing as a result of the O. Reg. 316/19.

Examples

Example 1:

In June 2020, a non-benefit unit household is paying \$300 in RGI rent per month. In August 2020, the household income reports a decrease of income and the housing provider completes a review including an RGI calculation. The new rent is calculated to be \$100 per month.

Ontario Regulation 316/19 is in effect, therefore the client will be charged the legislated minimum rent of \$129 per month and indexed with the rental increase guideline in July of each year.

Example 2:

In June 2020, a non-benefit unit household is paying \$95 in RGI rent per month. As per O. Reg. 316/19, the household qualifies for the \$93 phased-in minimum rent. The household's rent will increase by \$8 every July until it matches the indexed minimum rent rate.

Example 3:

The household in example 2 has an annual review in October of 2020. Due to a new job for a household member, the RGI calculation determines the household's rent will be \$400 monthly. In January 2021, the household member loses their job and it is determined that

their rent is \$100. The household must be charged the indexed minimum rent of \$129 monthly.

Questions

If you have any questions pertaining to this document, please contact your Housing Specialist at the Region of Peel.
