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London
CANADA

Housing Division Notice

Date: July 4, 2002

HDN# 2002 - 22

This applicable legislation/policy is to be implemented by the housing provider(s) under the following programs:

Please note, if your program is **not checked**, this change is **not applicable** to your project.

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Federal Non-Profit Housing Program

Private Non-Profit Housing Program

Co-operative Non-Profit Housing Program

Municipal Non-Profit Housing Program (Pre-1986)

Local Housing Corporation

Subject: Policy on Rent-Geared-To-Income Increases:

- (a) If there is a change in income during mid-lease year, and if the change results in an increased income of less than \$35 per month, there will not be an increase in rent-geared-to-income payable by the tenant/member. (For instance, Old Age Security cheques increase minimally every quarter, and the administrative costs to increase rent by \$1 far outweigh any benefit.)
- (b) If there is a change in income during mid-lease year, and if the change results in an increased income of more than \$35 per month, which results in a rent-geared-to-income payable of \$10 or more per month, the rent-geared-to-income will be increased by the applicable amount within the notice period allowed by law.
- (c) At the Tenant/Member annual income review, all rent increases due to any change in income during the past year, even those less than \$10, shall occur and be effective for the new lease year.

Background:

Rent-Geared-To-Income Increases

O. Regulation 298/01, Section 52, states:

- (2) Once in every 12-month period after a household begins to receive rent-geared-to-income assistance, the service manager [housing provider] shall review the geared-to-income rent payable by the household and shall determine whether that rent should be reduced, be increased or remain the same.
- (3) A [housing provider] may review the geared-to-income rent payable by a household receiving rent-geared-to-income assistance more frequently than once every 12-month period if the service manager considers such a review to be desirable.
- (9) If, on a review under this section, a [housing provider] determines that the geared-to-income rent payable by a household should be increased by an amount less than \$10, the service manager may decide,
 - (a) to implement the increase; or
 - (b) not to implement the increase

Section 10. (1) Notice of changes states: A household receiving rent-geared-to-income assistance shall...give the [housing provider] a written notice setting out the change.

A communication to Tenants/Members (see HDN 19 & HDN 20) advises them of their obligation to report changes.

Action Required:

Housing Providers will implement the Policy on Rent-Geared-To-Income Increases effective immediately.

Louise Stevens
Director of Housing