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London
CANADA

Housing Division Notice

Date: September 18, 2012

HDN#: 2012 - 181

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.

✓
✓
✓
✓
✓

Federal Non-Profit Housing Program (Rent Supplement units only)

Private Non-Profit Housing Program

Co-operative Non-Profit Housing Program

Municipal Non-Profit Housing Program (Pre-1986)

Local Housing Corporation

Subject: LOCAL RULE – MAXIMUM ABSENCE FROM UNIT (Replaces HDN#: 2002-27)

1. PURPOSE:

To inform all housing stakeholders of the local rule, background and compliance standard under the *Housing Services Act, 2011 (HSA)* and associated regulations related to the maximum absence from a rent-geared-to-income unit.

2. BACKGROUND AND COMPLIANCE STANDARD:

The *Housing Service Act, 2011* under O.Reg. 367/11, s. 37, gives service managers the flexibility to decide whether or not to set a maximum absence period from a unit for continued eligibility for rent-geared-to-income assistance. A service manager may revise or change a maximum absence period from time to time. There is no requirement to set a local eligibility rule regarding absence.

If a service manager decides to establish a maximum absence period rule, O. Reg. 367/11 specifies the following limitations:

- The local eligibility rule may provide for a maximum number of consecutive days, for a maximum number of days in a year or for both.
- The maximum number of consecutive days specified in the local eligibility rule must be at least 60 consecutive days.
- The maximum number of days in a year specified in the local eligibility rule must be at least 90 days.
- The local eligibility rule must provide that a member of the household who is absent for medical reasons is deemed to not be absent.

3. LOCAL RULE:

A household receiving rent-geared-to-income assistance ceases to be eligible for such assistance if **ALL** of the members of the household have been absent from the unit for at least **sixty (60) consecutive days** and/or **ninety (90) total days in a year**.

If a household has only one member and that member is absent from the unit for a period of time because of medical reasons, the member shall be deemed not to be absent from the unit during that period.

If a household has two or more members, one member is absent from the unit for a period of time because of medical reasons, and the others are absent from the unit for that period of time because they need to be accommodated elsewhere as a result of the absence of the first member, all the members of the household shall be deemed not to be absent from the unit during that period.

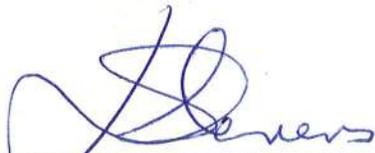
This does not apply with respect to an absence where the service manager has determined that extenuating circumstances exist considering the household's situation and/or risk related to a household member's personal safety or health.

4. ACTION:

Housing Providers are to implement the new local rule for Maximum Absence from a Unit in determining continued eligibility for rent-geared-to-income assistance. Absences extending beyond the maximum limit other than for documented medical reasons are to be referred to the Housing Division for review.

5. AUTHORIZATION:

Original signed by



Louise Stevens,
Director Municipal Housing

Date:

Sept 18, 2012