

Housing Division Notice

Date: December 07, 2005

HDN# 2005 - 98

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: REFUSAL TO OFFER

Background:

HDN# 2003 – 50 “Basic Eligibility Requirements For Geared-To-Income Assistance – Rent Arrears” detailed the areas of Ontario Regulations 298/01 and 339/01 that deal with this subject. Housing Providers have raised concerns about the inability to refuse to offer housing to applicants in arrears.

O. Reg. 339/01 S.18 outlines the basis a Housing Provider may refuse to offer a unit to a household on their wait list. Specifically, past rental history can be used by a Housing Provider as reason to refuse to offer a unit to a household if the Housing Provider has reasonable grounds to believe that the household may fail to fulfill the obligation to pay rent for the unit in the amount and at the times it is due. Rental history applies to both public and private rental accommodation.

It is important that proper diligence is exercised by all Housing Providers in contacting previous landlords, initiating credit checks etc. so that sound decisions are made based on substantiated information relating to applicants rental history.

If an applicant is denied housing by a Housing Provider, O. Reg. 339/01 S. 18, 19 and 20 must be followed.

Action:

Housing Providers are to ensure that an appropriate tenant rental history review is completed prior to offering housing to households on the wait list.

Louise Stevens
Director of Municipal Housing