

## City Guideline – 2021-4: Extension to 24 Months for RGI Households that Started Paying Market Rent July 1, 2020 to June 30, 2021

Date issued	Effective date
June 30, 2021	July 1, 2021

### *Applicability to Social Housing Programs*

The City Guideline is applicable to the programs indicated in the table below.

#### **Applicability Program**

✓	Housing Services Act, Part VII Housing Projects, Market and Rent-Geared-to-Income, Section 78 Housing Providers (formerly 110)
✓	Housing Services Act, Part VII Housing Projects, 100% Rent-Geared-to-Income, Section 78 Housing Providers (formerly 110)
	Federal Non-Profit Housing, Section 26/27
	Federal Non-Profit Housing, Section 95
✓	Rent Supplement Programs for Sections 26, 27, 95 and New Affordable Housing Providers
✓	Toronto Community Housing Corporation

If your program is not checked in the Applicability column, this City Guideline does not apply.

### *About City Guidelines*

Under the authority of the Housing Services Act, the City of Toronto, Shelter, Support and Housing Administration (SSHA) Division City Guidelines and Rent-Geared-to-Income (RGI) Manual are the authority for housing administration and RGI administration for social housing providers in the City of Toronto.

City Guidelines are the City of Toronto's mandatory policies and procedures that social housing providers must follow. City Guidelines are most often issued when a Local Rule is established by the City of Toronto, the Rent-Geared-to-Income (RGI) manual is updated, or other relevant legislative changes or operational requirements occur. City Guidelines which impact RGI have been incorporated into the RGI Manual.

Please see [www.toronto.ca/socialhousing](http://www.toronto.ca/socialhousing) for more information.

## Background

The *Housing Services Act, 2011* (HSA), and its accompanying regulations, outlines the requirements that the City of Toronto as Service Manager for the Rent-Geared-to-Income (RGI) program must follow.

Currently RGI households may pay market rent for twelve (12) months before they lose their eligibility for RGI assistance.

On September 23, 2019, the Province of Ontario released a number of significant changes to the HSA and its regulations. Among these changes, O. Reg. 367/11 Sec. 30, extends the length of time for which RGI households can pay market rent before they are deemed ineligible for RGI assistance from twelve (12) months to twenty-four (24) months.

Under this new rule, an RGI household will begin paying market rent if their calculated rent based on their Notice of Assessment is equal to or greater than the market rent charged for their unit. This can happen at the time of an annual or in-year RGI rent review.

The City of Toronto implemented this change effective July 1, 2021.

In addition, an extension of twelve (12) additional months paying market rent before a household would lose their eligibility for RGI assistance, is allowed for RGI households who started paying market rent between July 1, 2020 and June 30, 2021.

## Actions required

1. For RGI households who started paying market rent between July 1, 2020 and June 30, 2021 housing providers must extend the period before they lose their eligibility for RGI assistance by an additional twelve (12) months from the date the household started paying market rent.

## Questions

If you have any questions, please contact your Housing Consultant or HSS:

### **Housing Stability Services**

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*Original signed*

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