

City Guideline – 2021-5: Minimum Rent July 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 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.

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. 367/19 Sec. 2, increased the minimum amount of RGI rent that can be charged, effective July 1, 2020. The minimum RGI rent is increased and indexed on July 1st of each year, following the province's annual rent increase guideline. The minimum RGI rent effective from July 1, 2021 to June 30, 2022 is \$131.

O. Reg 367/19 further establishes that for households in receipt of RGI as of July 1, 2020, minimum RGI rent must be increased by \$8 each year until the RGI rent has reached the new minimum rent.

OW and ODSP households continue to pay the rent scale amount, even if this is below the minimum rent, provided their non-benefit income is not above the allowed amount.

Bill 204, *Helping Tenants and Small Businesses Act, 2020* freezes residential rents in the Province of Ontario at the rate they were on December 31, 2020, so tenants already paying minimum rent at that date are not subject to the July 1, 2021 increase in the minimum rent.

Actions required

1. For RGI households currently paying the minimum rent, do not increase their rent in 2021. However, at their next annual RGI and Income review on or after January 1, 2022, increase their rent by \$8 each year until the household reaches the new minimum rent (\$131 plus annual indices).
2. For new RGI households as of July 1, 2021 who qualify to pay minimum rent, the minimum rent is \$131.
3. Inform all households paying minimum rent that, with the exception of 2021, the minimum rent increases annually based on provincial rent increase guidelines.

Questions

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

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Original signed

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