

Asset Limits for RGI Eligibility Frequently asked questions

This Q & A document is a supplemental resource about the implementation of asset limits for RGI eligibility. The RGI Administration Manual is the primary resource for housing providers and RGI administrators to use in the administration of the RGI program. This document must be used in conjunction with the RGI Administration Manual.

Always consult the online version of the [RGI Administration Manual](#) located on the Rent-Geared-to-Income Program Administration webpage as it contains the most recent updates. If you are not able to find the answer to your question in the Manual, send the question to RGISimplification@toronto.ca.

A. RGI Administration Manual References:

Below is a quick reference guide to assist you in finding references to various topics related to asset limit for RGI eligibility in the RGI Administration Manual.

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1. Eligibility criteria for household assets	22
2. Assessing RGI household assets	32
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B. Questions and Answers:

Q1. Why is the City applying an asset limit for initial and ongoing RGI eligibility?

A1. As service manager, the City of Toronto is mandated to follow all requirements of the *Housing Services Act, 2011* (HSA) and its Regulations. In March of 2022, Ontario Regulation 367/11 was amended, requiring all service managers in Ontario to implement an asset limit for RGI eligibility. The new household asset limit for RGI eligibility in Toronto is a response to this change, ensuring compliance with provincially legislated requirements. The City of Toronto has set the asset limit for RGI eligibility at \$150,000 per household.

Q2. Who does the asset limit rule apply to?

A2. The asset limit rule applies to all RGI households. Members of the RGI household who are 16 years of age and older, and who are not receiving Ontario Works (OW) or the Ontario Disability Support Program (ODSP) are required to declare their assets at initial and annual RGI reviews.

Q3. Why are household members who receive OW or ODSP not required to declare assets?

A3. Under Ontario Regulation 367/11 of the *Housing Services Act* (HSA), household members receiving OW and ODSP are not required to declare their assets as part of the RGI eligibility assessment. This is because household members receiving OW and ODSP would have already completed an asset assessment as part of their OW or ODSP eligibility reviews.

Q4. What assets must RGI households declare?

A4. Households are required to declare all assets they own, except for any assets that are listed on the exempted assets list. Households are encouraged to seek clarification from their RGI administrator if they are unsure about whether an asset is exempted, or if they are required to declare the asset. RGI administrators are responsible for reviewing the Annual Household Asset Declaration form and ensuring exempted assets do not count towards the household total asset value.

Q5. Why are some assets exempted?

A5. Ontario Regulation 367/11 of the *Housing Services Act, 2011* (HSA) establishes a list of assets that must be exempted from the asset limit assessment. The City of Toronto as service manager has added additional exemptions. The purpose of exempted assets is to ensure households are allowed to retain certain types of assets that are important to their financial and housing stability without impacting their eligibility for RGI assistance.

Q6. How are assets verified?

A6. Applicable members of RGI households (see A2) must complete and sign an Annual Household Asset Declaration form, which is submitted at their initial and annual RGI review. The asset limit assessment is currently based on self-declaration and households are not required to submit any documentation of their assets other than the completed Annual Household Asset Declaration form. Households are expected to declare asset values as accurately as possible, based on available and up-to-date information. For example, if the household declares ownership of a property in Ontario, they must enter the value of the property from the most recent Municipal Property Assessment Corporation (MPAC) report; however, the RGI administrator must not ask for a copy of the MPAC report.

If the RGI administrator identifies instances of suspected fraud related to assets declared or not declared by the household, the current procedures for documenting and reporting suspected fraud should be followed. Refer to the RGI Administration Manual (pp. 35-36) for more information.

Q7. When the household total asset value is over the asset limit, how much time should be given to the household to verify and/or correct their asset information?

A7. RGI administrators are expected to use their discretion, communicate and work with households to determine a reasonable timeframe to verify the information. Follow up as needed and support households in meeting expectations.

Q8. How does the new asset limit policy affect the rule that requires households to divest themselves of residential property?

A8. The existing rule that requires households to divest themselves of property that can be lived in year-round has not changed. However, households must first satisfy all eligibility criteria, including the new asset limit, before the rule applies. Refer to Table 2 in the RGI Administration Manual (p. 55) for more information.

Q9. Are inheritances considered an exempted asset?

A9. Inherited assets are treated the same as any other asset and may or may not be exempted depending on the type of asset. Use the exempted asset list located in the RGI Administration Manual to determine if the inherited asset (i.e. money, vehicle, property, personal possessions...etc.) should be exempted or not. Any assets that are not listed on the exempted asset list must be declared.

Q10. How do I know what a household member's current TFSA contribution room is?

A10. The TFSA contribution room varies depending on the individual's age. Information on how to determine an individual's TFSA contribution room can be found on the Canada Revenue Agency website: <https://www.canada.ca/en/revenue-agency/services/tax/individuals/topics/tax-free-savings-account/contributions.html>

Q11. How is the motor vehicle exemption applied?

A11. The value of a household member's interest (including leasehold or financed to own), or ownership in **one** personal motor vehicle is exempted **for that household member**. This applies to any kind of motor vehicle, including but not limited to cars, trucks, boats, motorcycles, and snowmobiles. If any household member owns or has an interest in more than one motor vehicle, any additional vehicle(s) and their corresponding value(s) must be declared and included in the household total asset value. Additional vehicles a household member owns or has an interest in cannot be exempted under another household member.

Q12. How is the value of motor vehicles determined?

A12. Households must provide the value of each declared asset, including additional motor vehicles, or an estimate that is as accurate as possible and based on current information. The City has not prescribed a specific method for determining the value of additional motor vehicles. Households may refer to reputable automotive valuation resources to determine the value of motor vehicle(s) they must declare.

Q13. Do applicants on the Centralized Waiting List (CWL) have an asset assessment completed when applying?

A13. An applicant household with a household total asset value above the asset limit is not eligible to be on the CWL. At the time of their initial application, and once every twenty-four months thereafter, applicant households complete an asset declaration process administered by Access to Housing. Applications are cancelled if the household is determined to be ineligible to receive RGI, including having a household total asset value above the \$150,000 asset limit. Applicant households are required to complete the Annual Household Asset Declaration form as part of their initial RGI review to ensure they remain eligible prior to being offered/moving into an RGI unit.

C. Contact Details

Please send RGI related questions to: RGISimplification@toronto.ca

Housing Stability Services
Housing Secretariat
Metro Hall, 6th Floor
55 John St.
Toronto, ON M5V 3C6