



City Guideline – 2026-1: RGI Administration Manual Re-Issue

Date issued	Effective date
February 4, 2026	Immediately

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 Services Act, Part VII Housing Projects, 100% Rent-Geared-to-Income, Section 78
✓	Other alternative mandated units
✓	Rent Supplement Agreements with the City of Toronto
✓	Toronto Community Housing Corporation
✓	Toronto Seniors 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, Housing Secretariat, City Guidelines and the Rent-Geared-to-Income (RGI) Administration Manual are the authority for housing administration and RGI administration for prescribed 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) Administration Manual is updated, or other relevant legislative changes or operational requirements occur. City Guidelines which impact RGI are 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, outline the requirements that the City of Toronto as Service Manager for the Rent-Geared-to-Income (RGI) program must follow. City Guideline 2014-1 established the [online RGI Administration Manual](#) as the authority for RGI administration in the City of Toronto.

Housing Stability Services is re-issuing a revised version of the [RGI Administration Manual](#) and associated RGI forms and templates.

Key changes include:

1. **Revision to Exempted Assets list (Government assistance or compensation section)** as per Ministry of Municipal Affairs and Housing requirements as follows (additions underlined):
Value of assets or payments received from existing or future compensatory packages from government, and any monies from these assets or payments used towards the purchase of other assets. These packages include but are not limited to Robinson Superior Treaty annuities litigation or First Nations Child and Family Services, Jordan's Principle and Trout Class Settlement. Extraordinary Assistance Plan, and Japanese Canadian Redress.
2. **Update of Table 10:** Ontario Disability Support Program (ODSP) Basic Needs Allowances and relevant examples to July 2025 rates.
3. **[RGI Forms & Templates](#)**
 - Revised – Consent and Declaration for RGI Review Form (Mandatory)
 - Revised – NOD – Over-housed (Mandatory)
 - Revised – Annual Household Asset Declaration Form (Mandatory)

Actions required

Housing providers must ensure that their relevant processes, documents and policies continue to be in compliance with the current rules and guidelines detailed and updated in the **January 2026 version** of the City of Toronto's [online RGI Administration Manual](#).

Questions

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

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ORIGINAL SIGNED

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