

# Program Instructions



**This Program Instruction applies to the following:**

- ✓ **AHP Community Rental Housing Program Pilot**
  - Sutton Youth Shelter
  - Blue Willow Terrace
  - Armitage Gardens

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## **Rent Increases for Community Rental Housing Program (CRHP) Pilot Funded Units**

### **Residential Tenancies Act (RTA) Rent Increase Guideline**

Every June, the Ministry of Municipal Affairs releases Ontario's Rent Increase Guideline. The Guideline is the maximum amount that most landlords can increase a tenant's rent during the year without making an application to the Landlord and Tenant Board. Contribution Agreements require that rent increases in Canada-Ontario Affordable Housing Program funded units follow the RTA Rent Increase Guideline.

The Guideline for **2018 is 1.8%** and applies to rent increases effective between January 1 and December 31, 2018.

The Guideline can be found at: <https://www.ontario.ca/page/rent-increase-guideline>

The rent for a unit can be increased if at least 12 months have passed since:

- a) the tenant first moved in or
- b) the tenant's last rent increase.

The tenant must be given written notice of the rent increase at least 90 days before the increase takes effect.

### **Action Required:**

- 1) Use the Rent Increase Guideline to increase rent during the first 10 years of the program.**

To increase rents for existing tenants:

- i) Identify the current rent charge for the unit.
- ii) Multiply the current rent charge by the Rent Increase Guideline and add it to the current rent charge.



**Example using the 2018 Guideline increase:**

An existing tenant's rent is \$1,000.

Multiply \$1,000 by the 2018 Rent Increase Guideline of 1.8%.

$\$1,000 \times 1.8\% = \$18.$

$\$1,000 + \$18 = \mathbf{\$1,018}$  is the maximum rent charge for this existing tenant.

**2) In years 11-15 of the program, an additional 0.55% can be added to the Guideline increase.**

Housing Providers who are entering years 11-15 of CRHP are able to charge an additional 0.55% in addition to the most current Guideline increase. Housing Providers entering year 11 of the program should contact your Program Coordinator with any questions about implementing the additional increase.

**3) In years 16-20 of the program, rent increases are capped for sitting tenants.**

In years 16-20, sitting tenants' rents cannot be increased beyond the Rent Increase Guideline and the 0.55% increase. When a unit is turned over in years 16-20, there are no restrictions on rent increases.

**Authority:** Contribution Agreement

Please contact your Program Coordinator with any questions.

- ORIGINAL SIGNED -

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This notice will be available in an accessible format or with communication supports upon request from 1-877-464-9675 or 905-830-4444 ext. 72119



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