



## Minimum Rents

### How to Determine a Minimum Rent:

Below are the questions that you need to answer in order to determine which minimum rent may apply to a household:

1. Is the household composition only one person on OW or ODSP with no other income?
  - a. If yes, then minimum rent of either \$85 (OW) or \$109 (ODSP) will apply.
  - b. If no, then proceed to question 2
  
2. Was the household in receipt of RGI prior to July 1, 2020?
  - a. If yes go to question 3
  - b. If no, the minimum rent of \$129.00 will apply
  
3. Was the household RGI rent/housing charge calculated below \$129 prior to July 1, 2020?
  - a. If yes go to question 4
  - b. If no, then the minimum rent of \$129.00 will apply
  
4. Does the current calculated rent fall below the new Phased in minimum rent?
  - a. If yes, then rent will be the new phased in minimum (\$93 for 2020)
  - b. If no, the rent will be the actual calculated rent

#### Current RGI Household (at Minimum prior to July 1, 2020)

Minimum Rent	Annual Renewal Year	Phased in Amount (+\$8)
\$85	2020	\$93
	2021	\$101
	2022	\$109
	2023	\$117
	2024	\$125
	2025	\$133

Where rents calculate at or below the phased in minimum, the phased in minimum will apply.

### **Current RGI Households with Rents between Phased in and New Minimum**

This includes households in receipt of OW and ODSP with more than one person in the benefit unit, and OW and ODSP recipients who have non-benefit income over the threshold.

<b>Household Rent (Current)</b>	<b>Annual Renewal Year</b>	<b>Indexed Minimum Rent (2%)</b>	<b>Phased in Minimum Rent</b>	<b>Tenant Calculated RGI Rent</b>	<b>Rent Charged to Tenant</b>
\$100	2020	\$129	\$93	\$102	\$102
	2021	\$131	\$101	\$105	\$105
	2022	\$133	\$109	\$110	\$110
	2023	\$135	\$117	\$115	\$117
	2024	\$137	\$125	\$120	\$125
	2025	\$139	\$133	\$135	\$135

If the actual RGI calculation is greater than the Phased in Amount, they will be charged the greater amount.

If the actual RGI calculation is less than the Phased in Amount they will be charged the Phased in Amount

Section 2 (6) of Ontario Regulation 316/19 indicates that if a rent was calculated below the minimum (\$129) prior to July 1<sup>st</sup>, then you use the phased in rent amount or actual calculated rent, whichever is higher.

**IMPORTANT:** Households in receipt of OW with only one person in the benefit unit will have a minimum rent of \$85 applied if they calculate below \$85 after the utility adjustment is applied; or if the person is in receipt ODSP the minimum rent will be \$109 if they calculate below this amount after the utility adjustment is applied.

**New Households:**

This applies to **ALL** rent calculations for new Households after July 1, 2020 who have a calculated rent below the indexed minimum rent EXCEPT those households who have one person on OW or ODSP.

<b>Household Move in after July 1st</b>	<b>Annual Review Year</b>	<b>Indexed Minimum Rent</b>	<b>Tenant Calculated Rent</b>	<b>Rent Charged to Tenant</b>
	2020	129	118	129
	2021	131	118	131
	2022	133	118	133
	2023	135	118	135
	2024	137	118	137
	2025	139	118	139

\*The rent calculated above is based on 2 beneficiaries in receipt of OW with a utility adjustment of -73. The rent scale of \$191 is above the minimum rent so Section 2 (8) of O.Reg. 316/19 does not apply. Section 2 (6) of O.Reg. 316/19 also does not apply as the household rent was not previously calculated under O.Reg. 298/01 so the new indexed minimum rent is to be used.