



Board Report

To: Councillor Mark Goetz, Chair and
Members of the Bruce County Housing Corporation

From: Christine MacDonald
Director of Human Services

Date: December 15, 2022

Re: 2023 Market Rent Increase - Community Housing Units

Staff Recommendation:

That the rent for Bruce County Housing Corporation, Community Housing units be increased by the Ontario 2023 Rent Increase Guideline of 2.5%, as indicated in the Bruce County Housing Corporation's Market Rent Increase April 1, 2023, except,

That the increase, for the following units, be approved as indicated in the Bruce County Housing Corporations Market Rents April 1, 2023, based on the average market rent: 539 Ivings Drive, one bedroom, one bedroom lower-, two-bedroom units, three-bedroom units and four-bedroom units;

That rent geared to income assistance be provided immediately for all tenants that qualify for rent geared to income assistance that may currently be paying the market rent but due to the increase in the market rent would now qualify for rent geared to income assistance.

Background:

Generally, in the past the Bruce County Housing Corporation Market Rents have been set annually effective April 1st of the applicable calendar year, based on the original occupancy.

The individual tenant rents are increased once annually on their own anniversary date, which is determined by their lease signing date. The Ontario Rent Increase Guideline is set by the province and has been set at 2.5% for 2023. Staff are recommending that an exemption be given for particular units in order to accomplish the following objectives:

- To bring the Market Rent of particular units more in line with the average market rent of other BCHC units of comparable size and amenities based on the unique geographical regions within Bruce County; and
- To close the gap and or eliminate differing market rents within one building to reduce administration for greater efficiencies.

Where staff are recommending exemptions for using the guideline increase, consideration has been given to whether the tenant or the corporation pays the utilities and therefore adjusted accordingly in determining the rent.

Financial/Staffing/Legal/IT Considerations:

The increase in market rents will provide additional revenue of approximately \$20,334 for the housing corporation.

Generally, the rents have been increased by the allowable guideline increase under the Residential Tenancies Act (RTA), however, under the same legislation in Section 7 of the Act; Social Housing is exempt from provisions, including Section 120 relating to the guideline increase. As per the RTA, market rent tenants must be given 90 days' notice of the rental increase. If staff notify tenants of the increase in market rent by December 31, 2022, this meets any legislative requirements.

There are no staffing, or IT considerations associated with this report.

Interdepartmental Consultation:

There was no interdepartmental consultation associated with this report.

Link to Strategic Goals and Elements:

Goal #5. Eliminate our own red tape

Element A. All work process designed for the fewest steps and the easiest completion.

Element E. Focus on the internal and the external customer/client needs first.

Report Author:

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Departmental Approval:

Christine MacDonald
Director of Human Services

Approved for Submission:

Derrick Thomson
Chief Administrative Officer