

Rent-geared-to-income

The rent you pay in subsidized housing is based on the income of all the people that are eligible to live with you in the unit. The *rent-geared-to-income* is sometimes called *RGI* rent. The rules about how to calculate your rent are made by the provincial government. There are many rules for the calculation.

Minimum RGI Rent

The minimum RGI rent is \$85.00 per month. If your rent plus or minus utilities is calculated to be less than \$85.00 per month, then the monthly rent will be \$85.00.

If you receive Ontario Works (OW)

If you receive Ontario Works your rent is not calculated. Your rent is simply an amount in Tables 3 and 4 attached. Utilities are added or subtracted, as the case may be, to the amounts in the table.

If you receive Ontario Disability Support Payments (ODSP)

If you receive Ontario Disability Support Payments your rent is not calculated. Your rent is simply an amount in Table 5 attached. Utilities are added or subtracted, as the case may be, to the amounts in the table.

For income other than OW and ODSP

For income other than OW and ODSP your rent is calculated by a formula. Generally, your rent will be 30% of the income of all the people that are eligible to live in the unit. This 30% formula is also used if your income is *not* OW or ODSP but includes CPP-D or CPP. An amount for utilities is then added or subtracted from the 30% calculation.

If you receive ODSP and CPP-D or Old Age Security (OAS)

If you receive ODSP and CPP-D or Old Age Security (OAS) and the amount you receive from CPP-D or OAS is *less than* the basic needs allowance set by ODSP, then your rent is simply the amount in Table 5 attached. The income from CPP-D or OAS is *not* used to set your rent.

If you receive ODSP and CPP-D or Old Age Security (OAS) and the amount you receive from CCP-D or OAS is *greater than* the basic needs allowance set by ODSP, then your rent will be set using the 30% formula. The income you receive from ODSP will not be used to set your rent. The 30% will only be used for the income from CCP-D or OAS.

In all cases utilities are added or subtracted as the case may be.

For households with Benefit and Non-Benefit Income

Some households have a combination of OW or ODSP income with other household members with other types of income. In these cases, the rent table is used for the OW or ODSP portion of the income and the 30% formula is used for the remaining income. The combination is then added together to determine a monthly rent.

Utilities**If Rent Includes Utilities**

If the rent in the housing you choose includes utilities, a flat utility *charge is added* to the rent. The flat utility charge is an amount based on unit size and you can find the amount in Table 6 attached.

If Rent Does Not Include Utilities: If the rent in the housing you choose does not include utilities, a flat utility *allowance is subtracted* from the rent. The flat utility allowance is an amount based on unit size and you can find the amount in Tables 7, 8, 9 and 10 attached.

Some Income does not count as income

Some income does not count as income when figuring out your rent amount. A copy of a list of income that does not count is attached for your convenience. If you have any of the income on the list you will not have to pay rent based on that type of income. But you do have to declare all income even if it is not counted when figuring out your rent amount.

Different Situations

There are many different situations and combinations of income. If you are not sure if your rent is correct you may contact the organization that calculated your rent or Housing Services, City of Windsor at 519-255-6240.

Appeals

You may appeal any decisions regarding your rent amount to the social housing provider that made the decision about how much rent you will pay. **See Info Sheet # 7 for more information about appeals.**

Central Housing Registry – Windsor / Essex County

Providing co-ordinated access to social housing in our communities

IMPORTANT

This Information Sheet is intended to highlight some of the information related to rent geared-to-income housing. It is not intended to provide all the information you may need to know. FOR MORE INFORMATION CONTACT

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