

Program Instructions



This Program Instruction applies to the following:

- ✓ HSA Part VII Housing Providers (Provincial Reform)
- ✓ Rent Supplement – Social Housing Rent Supplement Program
- ✓ Rent Supplement – Commercial and Homelessness Prevention Program
- ✓ Former Federal Program Housing Providers (s. 15 1/27, s. 56 1/95)

Housing York

- ✓
 - ✓ Public Housing
 - ✓ HSA Part VII

Minimum Rent for 2024-2025

Effective Date: July 1, 2024

Summary

The *Housing Services Act, 2011* and associated regulations set the minimum rent-geared-to-income (RGI) payable by tenants and co-operative members receiving RGI. From July 1, 2024, to June 30, 2025, minimum rent is \$139, with two exceptions:

- A phased-in minimum rent applies to tenants and members paying RGI below this amount before July 1, 2024
- Minimum rent for Ontario Works (OW) and Ontario Disability Support Program (ODSP) benefit units consisting of one person is the rent scale amount for that benefit unit

Background

Minimum rent rules are set by *O. Reg. 316/19*. Minimum rent is the lowest monthly RGI amount a tenant or member can pay. This program instruction replaces [Program Instruction 2023-01: Minimum Rent for 2023-2024](#). Minimum rent program instructions for previous years are available on the [Region's website](#).

Community and Health Services

Housing Services

1-877-464-9675

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york.ca

The York Region logo features a stylized white star or arrow shape above the text "York Region" in a white serif font, all set against a green and teal background.

York Region

A new program instruction is issued each spring outlining the updated minimum rents for RGI reviews completed during the period of July 1 to June 30.

Action Required

When reviewing RGI, housing providers must compare the calculated RGI to the minimum rent for the unit. The calculated RGI is the base amount of RGI, plus or minus standard utility charges and allowances. If the calculated RGI is less than the applicable minimum rent, increase RGI to the minimum rent. Utility allowances cannot bring RGI below the minimum rent.

Minimum rent applies to the entire household and not to individual family units or benefit units within the household. Additional charges, including parking and sector support, are added after the calculated RGI is compared to the minimum rent.

MINIMUM RENT AMOUNTS FOR 2024/25

The minimum rent amount applied during an RGI review varies depending on a tenant or member's current RGI. Any increases to minimum rent are implemented at the next RGI review, and not on July 1.

Minimum rent rules for the period of July 1, 2024, June 30, 2025, are summarized in Table 1.

Table 1
Minimum Rent Scenarios

Scenario	Minimum Rent between July 1, 2024 and June 30, 2025
1. Tenants/members moving in on or after July 1, 2024	<ul style="list-style-type: none"> Minimum rent is \$139
2. Tenants/members currently paying calculated RGI	<ul style="list-style-type: none"> Minimum rent is \$139
3. Tenants/members paying the 2022/23 minimum rent of \$136 before July 1, 2024	<ul style="list-style-type: none"> Minimum rent is indexed to \$139 if a tenant/member continues to pay minimum rent at their annual review
4. Tenants/members paying the phased-in minimum rent of \$117 before July 1, 2024	<ul style="list-style-type: none"> Minimum rent is increased by \$8 to \$125 if a tenant/member continues to pay minimum rent at their annual review If at any time calculated RGI increases above \$139, phase-in no longer applies; the tenant/member is subject to the minimum rent of \$139 for future RGI calculations
5. Tenants/members paying calculated RGI above the 2023 phased-in amount (\$117) and	<ul style="list-style-type: none"> A tenant/member continues to pay calculated RGI until phased-in minimum rent exceeds calculated RGI

below the 2023 minimum rent (\$136) before July 1, 2023	<ul style="list-style-type: none"> If at any time calculated RGI increases above \$139, phase-in no longer applies; the tenant/member is subject to minimum rent of \$139 for future RGI calculations
6. Ontario Works (OW) benefit unit of one paying RGI at scale (non-benefit income under the limit)	<ul style="list-style-type: none"> Minimum rent is the scale amount for OW-1 of \$85
7. Ontario Disability Support Program (ODSP) benefit unit of one paying RGI at scale (non-benefit income under the limit)	<ul style="list-style-type: none"> Minimum rent is the scale amount for ODSP-1 of \$109
8. All other OW/ODSP benefit units	<ul style="list-style-type: none"> Minimum rent rules apply as outlined in scenarios 1-5 above

Authority: *Housing Services Act, 2011, s.50*
O. Reg. 316/19, s. 2

Please contact your Program Coordinator with any questions.

March 2024

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

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