

Housing In Peel

Subject: Number of Offers a Household Can Refuse

Date: January 1, 2021
Replaces: October 1, 2013

Applicable to The policy and procedures contained in this document apply to the following housing providers:

- Municipal & Private Non-Profit
- Federal Non-Profit
- Co-operatives
- Rent Supplement*
*incl. former OCHAP/CSHP
- Peel Access to Housing (PATH)
- Internally Funded/ROP Administered

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Purpose The purpose of this document is to inform housing providers of Peel's policy under the authority of the *Housing Services Act, 2011* (HSA) for the number of offers a household can refuse before being determined ineligible for rent-geared-to-income (RGI) assistance.

Background ***Social Housing Reform Act, 2000 (SHRA)***

The SHRA prescribed that a household waiting for a rent-geared-to-income (RGI) unit was no longer eligible for RGI assistance if the household refused 3 offers of housing for a RGI unit.

This did not apply to a household that was:

- determined eligible for special needs housing
- comprised of two spouses/same-sex partners that refused the offer of a bachelor unit, or
- in temporary housing that was provided while one or more members of the household received treatment, counseling or was in need of emergency shelter.

Housing Services Act, 2011 (HSA)

Under the HSA, the policy and procedures under the SHRA was continued until January 1, 2021.

An amendment under the HSA was released in the fall of 2019 requiring service managers to implement a rule that a household can refuse one (1) offer of appropriate housing before being determined ineligible for RGI assistance. This rule must be in place by January 1, 2021.

The Region of Peel will implement the amendment effective January 1, 2021.

Policy

Ontario Regulation 367/11 has been amended and section 32.2 outlines the details of this policy.

Effective January 01, 2021, households will be offered one (1) offer of appropriate housing, in a building which they selected, before being determined ineligible for RGI assistance. This policy applies to households that are:

- not yet in receipt of RGI assistance and are on the centralized wait list (CWL) waiting for a subsidized unit
- overhoused households on both the CWL and/or on their Housing Providers HIP policy(see the [Overhoused HIP policy](#))

The refusal may only be counted if the offer is for a unit that meets the Service Manager's occupancy standards and is in a housing project which the household selected from the building selection sheet.

Households that are found ineligible for RGI due to refusing an offer of appropriate housing must be notified in writing of the:

- ineligible for RGI decision (including the reason), and
- right for the household to request a review of the decision.

Exceptions to Policy

A household may refuse an offer of housing for the following reasons noted below. The refusal will not be counted as a refused offer under this policy:

- Household refuses an offer of a portable housing benefit
- Household that is determined eligible for special needs housing is offered a unit that is not designated a special needs unit
- Household made up of two spouses refuses a bachelor unit
- Household could not be contacted due to an absence from unit which had not yet been reported to the housing provider due to exceptional circumstances (e.g. Household out of town due to a family medical emergency).

(Note: In this circumstance housing providers will have to use their judgment and a test of reasonableness to assess the extenuating circumstances).

Legislation

[Housing Services Act, 2011](#), s. 42
[O. Reg. 367/11](#), s. 32.2

Questions

If you have questions about this document, please contact your Housing Specialist at the Region of Peel.
