



Contact

Community information

526-9333 9 a.m.-5p.m.

Ontario's Ministry of Housing arranges through Ontario Housing Corporation to supply accommodation for low-and-moderate income families at rents which are geared to their incomes.

This assisted rental program is designed for couples or single parents with at least one dependent child, consideration may be given to single adults under 60 years of age without dependents who have a physical disability and are permanently unemployable, but who can take care of themselves. (Anyone aged 60 or more is eligible for rent-geared-to-income senior citizen accommodation.)

In most municipalities a local housing authority made up of civic-minded citizens has been established to carry out the over-all management functions. These authorities employ their own staff to perform the management duties including allocating homes, maintaining the buildings and collecting rents.

It is important to note that rent is determined according to total income grossed before any deductions have been made for income tax etc., and not on the number of bedrooms or type of housing provided.

Generally, if a family's income declines within the lease period, the rent is reduced. If a family's income increases, however, the rent is not increased until the end of the yearly lease period.

Verification of income must be supplied when a family applies for assisted housing and, after being housed, at least 120 days prior to any lease renewal.

A lease may be terminated in accordance with the Landlord and Tenant Act if a tenant fails to adhere to the terms of the lease. For example, non-payment of rent would be a lease infraction. Also a lease may be terminated or not renewed when a tenant ceases to meet the qualifications required for occupancy.

Most municipalities have a one-year residency requirement for families before they become eligible for assisted rental housing. The reason is that each municipality pays a percentage of the total operating loss of all assisted rental housing within its boundaries. The federal and provincial governments pay percentages of this subsidy also.

Submitting an application does not necessarily mean that an applicant will automatically be able to rent assisted accommodation. In almost every area there is a waiting list. Rental housing is allocated on the basis of the greatest need and priority is given to those who require housing assistance the most.

Applications are evaluated through a point-rating system which takes into account such factors as income, the amount of rent now being paid, the family size and the suitability of present accommodation.

Also points are awarded if a family is living in overcrowded conditions, a health condition is aggravated by the present accommodation or a family is being forced to vacate a dwelling through no fault of its own.

The point-rating system determines the priority given each application. Family housing is allocated on the basis of need, not the date when the application is filled.

Applicants are also asked to list members of their immediate families who reside outside the municipality. They are required to state whether any immediate family members will be joining the family and whether or not they are to be considered part of the family composition to be housed. A false statement at the time of application may result in termination or non-renewal of a lease.

Except for tenants on short-term assistance or income maintenance programs, rents are fixed for one year. If the family income decreases or there is an addition to the family, the rent may be lowered.

The rent for individuals or families receiving an allowance under the General Welfare Assistance Act or the Family Benefits Act is the amount of the shelter allowance payable under the legislation.

The solution to even the most difficult problem begins with the first step. If you have a problem, take the first step. Call Contact your Community Information Centre today.

—Irene Quesnelle,
Administrator.

Car went off curve

Ruby Holt of Bay Street, Midland, was uninjured Wednesday when the car she was driving went onto the shoulder on a curve on Highway 93, south of

County Road 19, and drove into a snowbank after hitting a sign.

Elmvale OPP report that damage was estimated to be \$1,000.



Reason to smile

These kids from St. Ann's Roman Catholic School in Penetanguishene have reason to be smiling. They are the 27 students who successfully completed a Read-A-Thon for Multiple Sclerosis. The Read-A-Thon ran

from Oct. 20 to Nov. 13 last fall. After all the books were read and the pledges counted, a total of \$302.73 was raised for Multiple Sclerosis Research. Principal of

the school, Don Deschambault is very proud of the fact that his students raised the most pledges of any school in the area. Congratulations on a job well done.

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Midland on Hwy. 27, next to OPP Station **526-4231**

