



**SOCIAL HOUSING DIRECTIVES**

**POLICY NO. 2013-09**

<p>SECTION</p> <p><b>Occupancy Standards</b></p>	<p>SUBJECT</p> <p><b>Local Occupancy Standards</b></p>	<p>PAGE 1 OF 3</p> <p><b>January 2013</b> <b>Revised April 1, 2018</b></p>
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**PURPOSE:** Service Manager must establish occupancy standards.

**HOUSING SERVICES ACT:** *The following are prescribed, for the purposes of subsection 43 (2) of the Act, as requirements that occupancy standards under subsection 43 (1) of the Act must comply with:*

1. *The standards must provide for the household to be permitted a larger unit than would otherwise be permitted if a larger unit is reasonably necessary due to a disability or medical condition of a member of the household.*
2. *The standards must treat a child of a member of a household as a member of the household, for the purposes of the occupancy standards, if the child:*
  - i. *Is in attendance at a recognized educational institution and, while in attendance, does not live with the household;*
  - ii. *Lives with the household while not attending that educational institution; and*
  - iii. *Is dependent, in whole or in part, on the household for financial support.*

*In subparagraph 2 i of subsection (1), “recognized educational institution” means any of the following or a similar institution outside Ontario:*

1. *A school, as defined in the Education Act.*
2. *A university.*
3. *A college of applied arts and technology established under the Ontario Colleges of Applied Arts and Technology Act, 2002.*
4. *A private career college, as defined in the Private Career Colleges Act, 2005.*
5. *A private school, as defined in the Education Act, for which a notice of intention to operate has been submitted to the Ministry of Education in accordance with that Act (367/11 s.42).*

**POLICY:**

The Occupancy Standards determine the size and type of unit in respect of which a household is eligible to receive rent-gearred-to-income assistance.

1. The largest unit a household is eligible for is determined in accordance to:
  - i. One bedroom for any two members of the household who are spouses of each other or same-sex partners of each other;
  - ii. One bedroom for each additional member of the household; and
  - iii. Any additional bedrooms if requested that follow the criteria set out in following section.
2. Additional bedrooms refers to:
  - i. An additional bedroom if one of the spouses or same-sex partners requires a separate bedroom because of a documented disability or medical condition;
  - ii. An additional bedroom if the room is required to store equipment required by a member of the household because of a disability or medical condition and where no other suitable storage area is available;
  - iii. An additional bedroom if the bedroom is required to accommodate an individual who is not a member of the household and who provides a member of the household with support services that are required on a regular basis because of the member's disability or medical condition;
  - iv. An additional bedroom if a member of the household has given birth to a child:
  - v. An additional bedroom if:
    - i) A member of the household has joint custody over a child who is not a member of the household; and
    - ii) The member is required to provide accommodation for the child; and
    - iii) The bedroom is required to accommodate the child; and
    - iv) **Court issued documentation or a legally authorized custodial agreement** verifying joint custody will be required; and,
    - v) **The child will stay overnight with the member at least four nights per month; and,**
    - vi) **The Service Manager has discretion over extenuating circumstances regarding the number of nights in a month.**
  - vi. An additional bedroom if:
    - i) A member of the household has visiting rights with respect to a child who is not a member of the household; and
    - ii) It is a condition of the member's visiting rights that the member must provide adequate accommodation for the child when the child stays overnight with the member; and
    - iii) The bedroom is required to accommodate the child; and
    - iv) **Court issued documentation or a legally authorized custodial agreement** verifying conditions of member's visiting rights will be required, and;
    - v) The child will stay overnight with the member at **least four nights per month; and**
    - vi) **The Service Manager has discretion over extenuating circumstances regarding the number of nights in a month.**
3. The smallest unit a household is eligible for is determined in accordance to:
  - i. One bedroom for every two members of the household who are spouses of each other or same-sex partners of each other;
  - ii. One additional bedroom for every two same sex dependent members in the household;

- iii. An additional bedroom if there is an odd number of members in the household; and
  - iv. If the household consists of one individual or two individuals who are spouses of each other or same-sex partners of each other, the smallest unit the household is eligible for is a bachelor unit.
4. Students living away from a household is a child of a member of the household if the child:
- i. Is in regular full-time attendance at a recognized educational institution; and
  - ii. While in attendance, does not live with the household; and
  - iii. Lives with the household while not attending that educational institution; and
  - iv. Is dependent, in whole or in part, on the household for financial support; and
  - v. Verification of full-time attendance by child at a recognized educational institution may be required.

**APPROVED BY:**

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Jim Ginn, Warden