



RGI OCCUPANCY STANDARDS

St. Thomas and Elgin County
per *Housing Services Act 2011*, Sec. 43, Reg. 367/11 sec. 42
June 2012

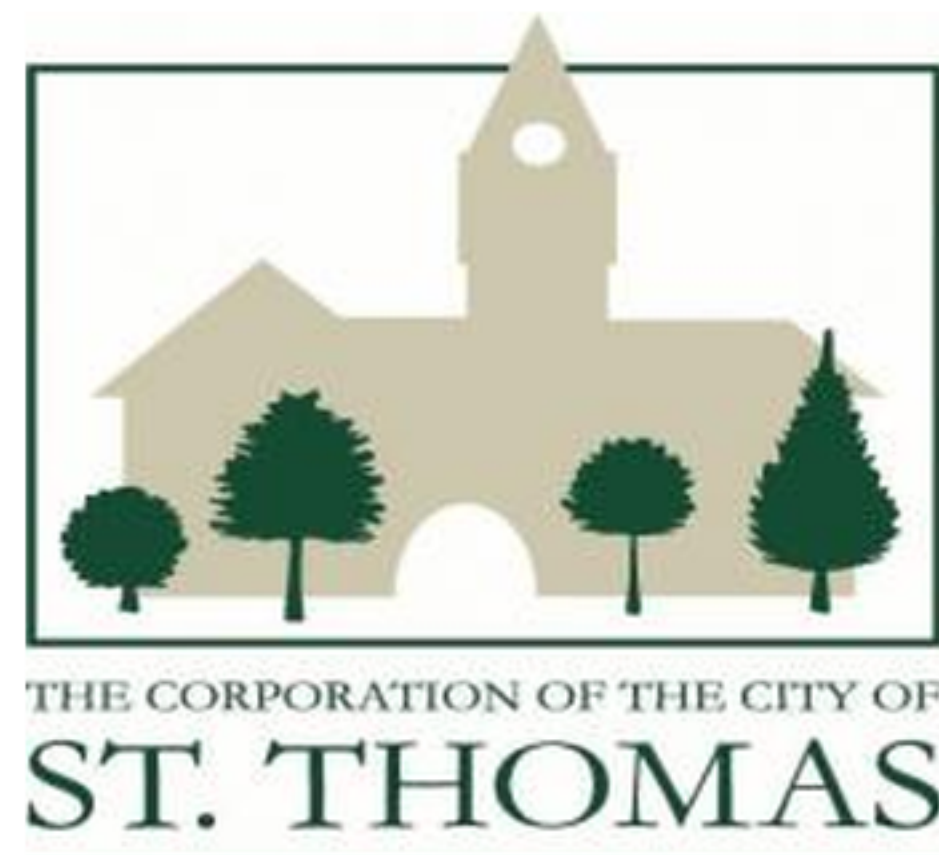


These standards determine the size and type of unit in respect of which a household is eligible to receive rent-geared-to-income assistance in St. Thomas and Elgin County.

Social housing providers may establish separate Occupancy Standards for households paying full market rent as long as the Standards are in compliance with the Property Standards By-law of the municipality in which the residence is located.

Largest unit that a household may occupy:

- One bedroom for any two members of the household who are spouses of each other or same-sex partners of each other;
- One bedroom for each additional member of the household; and
- An additional bedroom may be provided if requested by the household under the following specific circumstances. Written verification, as described here and if acceptable to the Service Manager, is required to validate any request for an additional bedroom.
 - (a) if one of the spouses or same-sex partners requires a separate bedroom because of a disability or medical condition;
(*Written verification required: a doctor's note describing the nature of the disability and clearly specifying why an extra room is needed.)
 - (b) to store equipment required by a member of the household because of a disability or medical condition;
(Written verification required: a doctor's note describing the equipment required by the applicant and clearly specifying why an extra room is needed.)
 - (c) 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 because of the member's disability or medical condition;
(Written verification required: a letter from the support services agency or person providing support services, describing the nature of the service provided and hours of service.)
 - (d) if a member of the household is pregnant;
(Written verification required: a doctor's note.)
 - (e) if a member of the household has joint custody over a child who is not a member of the household, and the member is required to provide accommodation for the child, and the bedroom is required to accommodate the child;
(Written verification required: court documents, custody documents, or other applicable documentation.)
 - (f) if a member of the household has visiting rights to a child who is not a member of the household, and it is a condition of the visiting rights that the member must provide adequate accommodation for the child when the child stays overnight with the member, and the child will stay overnight with the member frequently, and the bedroom is required to accommodate the child.
(Written verification required: court documents, custody documents, or other applicable documentation.)



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Smallest Unit that a Household may occupy:

The smallest unit a household is eligible for is a unit that has:

- (a) one bedroom for every two members of the household, and
- (b) an additional bedroom if there is an odd number of members in the household.
- (c) Despite subsection (a), a child and a single adult shall not share a bedroom, and
- (d) despite subsection (a), children of the opposite sex shall not share a bedroom unless both are under the age of five, and
- (e) despite subsection (a), 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.

Students living away from the household:

A child of a member of the household is a member of the household if the child,

- (a) is in regular full-time attendance at a recognized educational institution** and, while in attendance, does not live with the household;
- (b) lives with the household while not attending that educational institution; and
- (c) is dependent, in whole or in part, on the household for financial support.

Exceptions:

Where extenuating or unusual circumstances exist, Housing Providers may make a request in writing to the Housing Services Administrator that a household be excluded from the provisions of these Occupancy Standards. The Housing Services Administrator, in consultation with the Director of Ontario Works and Social Housing, may provide written approval to the Housing Provider to exempt certain households from the provisions of the RGI Occupancy Standards.

** "recognized educational institute" means any of the following or a similar institution outside Canada:

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 the Act.