

Northumberland County Community Housing Directives

Housing Services Division

555 Courthouse Road

Cobourg, Ontario K9A 5J6

Subject: Divestment of Property

Directive Number: 2021-05

Effective Date: Upon issuance, October 18, 2023

Intent

To outline the rules for applicants and tenants who own property or who have an interest in property.

Background

Under the Housing Services Act, 2011 (HSA), rent-geared-to-income (RGI) tenants or co-op members cannot own residential property that is suitable for year-round occupancy and continue to be eligible for RGI assistance. They must be notified in writing of the requirement to divest of the property and or any extensions given.

Ownership at Time of Accepting Unit

At the time of accepting an offer of RGI housing, applicants that own or have an interest in property that is suitable for year-round occupancy are still eligible, but **must** divest of the property at fair market value within 180 days after the first day of the month for which the household begins to receive RGI assistance.

Acquiring Property While in Receipt of RGI

If an RGI tenant or co-op member acquires an interest in property that is suitable for year-round occupancy, the tenant or co-op member **must** divest of the property at fair market value within 180 days after the first day of the month in which the member acquires the interest in the property.

Extension for Divestment

The housing provider may extend the time for a tenant or co-op member to sell or transfer their interest in the property if there are reasonable grounds to do so.

Special Priority Applicants

If a tenant or co-op member receiving RGI assistance declares being a victim of family violence, victim of human trafficking, or a safety issue and the interest in the property is jointly owned with the abusing individual or individual engaged in trafficking, the housing provider may extend the time for the divestment as the housing provider deems appropriate.

Repealed Rules

N/A

Legislative Authority

O. Reg. 367/11 s 37

If there are any questions please contact the Service Manager, Northumberland County Housing Services at 905-372-3329.