

Application for Basic Tenant Support Grant

Basic Grants

Eligible groups of tenants representing a residential rental complex disputing their landlord's application for an above-guideline rent increase (AGI) may receive a basic grant of up to \$1,000 to cover eligible expenditures incurred in disputing the AGI. Basic grants are available on a first-come, first-served basis.

Eligible groups are encouraged to contact the Tenant Defence Fund's Outreach and Co-ordinating Team at 416-413-9442 to assist them in completing this application.

Application Process

You will be notified whether or not your application for a basic grant has been approved. If approved, you will receive a basic grant after your hearing at the Landlord and Tenant Board.

To apply for a basic grant, complete this application form and tenants' petition (please see "Schedule A" at the back of this form) and send it to the Shelter, Support & Housing Administration Division of the City of Toronto (see below). Attach copies of the following:

- a) Application for an above-guideline rent increase from the landlord
- b) Evidence of rent for each tenant signing the tenants' petition (e.g. rent rolls, receipts or Notice of Rent Increase)
- c) Notice of Hearing for at least one tenant signing the tenants' petition, if available.

If you have been approved for a basic grant, you must submit a written report within 90 days of the conclusion of the Board hearing. Your submission must include:

- a) Order of the Board (in which your group is not noted in default)
- b) List of all eligible expenditures
- c) Invoices or receipts for eligible expenditures.

Eligibility

In order to be eligible:

1. Your landlord has filed an application for an above-guideline rent increase (AGI).
2. The application does not relate to rent-geared-to-income (subsidized) units.
3. Only one group may apply for a basic grant from your residential complex. Only the first group to apply from your complex will be eligible.
4. Your group has the support of the following number of tenants in disputing the AGI application:
 - a) at least 50% of the tenants affected by the AGI application if there are fewer than 100 units affected, or
 - b) at least 33% of the tenants affected by the AGI application if there are 100 or more units affected.

Tenants affected by the AGI application must show their support in disputing the application by completing the tenants' petition (see "Schedule A").

5. The following qualifying monthly rents for each unit type are used to determine eligibility for a basic grant:

Apartment Units

| | |
|-----------------------|-----------------------------------|
| Bachelor – \$853 | One-bedroom – \$1,037 |
| Two-bedroom – \$1,233 | Three-bedroom or larger – \$1,466 |

The following number of tenants in your group affected by the application must rent at or below the applicable qualifying monthly rent (current rent before the above-guideline rent increase being applied for by your landlord):

- a) at least 50% of the tenants affected by the AGI application if there are fewer than 100 units affected, or
- b) at least 33% of the tenants affected by the AGI application if there are 100 or more units affected.

If you are not certain whether you meet all of the eligibility requirements for a basic grant, you may still submit your application and appeal to the Tenant Defence Subcommittee, which can recommend its approval to Toronto Council.

Advance Payment for Retainer Fee

If you are approved for a basic grant, you may apply for an advance payment (i.e. retainer fee) to help your group retain a qualified agent in preparation of the Board hearing. The amount of advance payment cannot exceed 50% of the basic grant approved by the City. To apply for an advance, you must submit a written request to the Administrative Co-ordinator, at the address noted below.

Your letter must include:

- a) Notice of hearing with respect to the AGI application, and
- b) Letter from a qualified agent or lawyer stating that the agent or lawyer will represent your group at the hearing and indicating the amount of retainer fee requested by the agent or lawyer.

Release of the Basic Grant

After you have completed the Board hearing, you must submit a written request to the Administrative Co-ordinator, at the address below, within 90 days of the issuance of the Order in order to receive the basic grant. Your letter must include:

- c) Copy of the Order issued by the Board regarding the AGI application;
- d) List of eligible expenditures and corresponding invoices or receipts for each of the eligible expenditures; and
- e) Evidence of the rent for each tenant affected by the AGI Application, if not provided at the time of your grant application.

If you have previously received an advance payment of the basic grant, you will be provided with the remaining balance of the approved amount. Grants are given only to approved tenant groups, which are responsible for paying their own agents and lawyers.

Additional Grants

Your group may also be eligible to apply for an Additional Grant to hire legal, engineering or accounting expert services to support your case before the Board, or appeal a Board Order regarding an AGI application to the court, or challenge the demolition or conversion of your rental housing at the Ontario Municipal Board. You may only apply for an Additional Grant on the recommendation of the Outreach and Co-ordinating Team. Refer to the application form for an additional grant or ask the Outreach Team for more details.

Submitting Your Application

Submit completed Application Form and all supporting documentation to:

- City of Toronto
Shelter, Support & Housing Administration Division
55 John St. Metro Hall, 6th Floor
Toronto, ON M5V 3C6
Attention: Administrative Co-ordinator, Housing & Homelessness Supports & Initiatives

You are strongly encouraged to ask for references from anyone that you might consider hiring as an agent to represent you at the Board. Call each reference and ask tenants who used the same agent if they were satisfied with the service they received. You may also wish to call your local community legal clinic or the Law Society of Upper Canada (416-947-3315) www.lsuc.on.ca for more information or advice.

Property Information

| | | |
|-------------------------------------|--|--|
| Property Address: | | |
| No. of Units in the Rental Complex: | No. of Units affected by Landlord's Application: | No. of Units in the Rental Complex That are Rent-Geared-to-Income: |

Landlord Information

| | | |
|------------------|---------------------|------|
| Landlord's Name: | | |
| Mailing Address: | | |
| Postal Code: | Business Phone No.: | Fax: |

Tenant Group Information

| | | |
|---|--------------------|------|
| Name of Tenants Association (if it applies to you): | | |
| Contact Name: | | |
| Mailing Address: | | |
| Postal Code: | Daytime Phone No.: | Fax: |

Reasons for Dispute

Please summarise your Group's reasons for disputing your landlord's above-guideline rent increase application. Attach separate pages if you need more space. If you need assistance completing this section, please call the Outreach and Co-ordinating Team at 416-413-9442.

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Estimate of Expenditures for Basic Grant

Please estimate your Group's expenses. If your application is approved, you will be reimbursed up to the Maximum Amount for each of the Eligible Expenditures listed below, to a Total **Basic Grant** Maximum of \$1,000.00.

| Expenditure | Maximum Amount | Estimated Amount |
|--|-------------------|------------------|
| Cost of hiring a qualified agent or lawyer to represent your Group at the Board | \$1,000.00 | |
| Cost of renting meeting and/or office space | 100.00 | |
| Printing and production costs, cost of postage, cost of translation and interpretation services (combined) | 500.00 | |
| Cost of photocopying the Board's file regarding your landlord's Application | 200.00 | |
| TOTAL BASIC GRANT MAXIMUM | \$1,000.00 | |

Applicant's Signature

Important: Please sign and date below to verify the accuracy of the information in this application form to the best of your knowledge.

| | |
|------------|-------|
| Signature: | Date: |
|------------|-------|

The personal information on this form is collected under the City of Toronto Act, 1997, and City of Toronto By-laws 36-1998 and 48-2000 and will be used for the purposes of determining eligibility for a Tenant Support Grant and aggregate statistical reporting. Questions about this collection can be made to:

- Administrative Co-ordinator, Shelter, Housing & Support Division
55 John St. Metro Hall, 6th Floor
Toronto, ON M5V 3C6 416-392-6603

Schedule A: Tenants' Petition

"By my signature, I declare that I dispute:

Nature of Landlord's Application or Appeal:

My monthly rent, not including the above-guideline portion of my most recent rent increase, is equal to or less than the qualifying monthly rent* for my unit type. My rent is not geared to my income.

In addition, I authorize:

Name of Applicant or Tenants Association:

Or their designate, to act on my behalf in any matters pertaining to this Tenant Support Grant application."

Please check if a copy of a Notice of Rent Increase or Notice of Hearing is being submitted for the use of City staff.

| Signature | Name (Print) | Unit Type or Size | Apt. No. | Notice |
|-----------|--------------|-------------------|----------|--------------------------|
| 1. | | | | <input type="checkbox"/> |
| 2. | | | | <input type="checkbox"/> |
| 3. | | | | <input type="checkbox"/> |
| 4. | | | | <input type="checkbox"/> |
| 5. | | | | <input type="checkbox"/> |
| 6. | | | | <input type="checkbox"/> |
| 7. | | | | <input type="checkbox"/> |
| 8. | | | | <input type="checkbox"/> |
| 9. | | | | <input type="checkbox"/> |
| 10. | | | | <input type="checkbox"/> |
| 11. | | | | <input type="checkbox"/> |
| 12. | | | | <input type="checkbox"/> |
| 13. | | | | <input type="checkbox"/> |
| 14. | | | | <input type="checkbox"/> |
| 15. | | | | <input type="checkbox"/> |
| 16. | | | | <input type="checkbox"/> |
| 17. | | | | <input type="checkbox"/> |
| 18. | | | | <input type="checkbox"/> |

***Qualifying Monthly Rents**

Apartment Units
Bachelor – \$853

1-bedroom – \$1,037

2-bedroom – \$1,233

3-bedroom, plus – \$1,466

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