
Rent or Personal Mortgage Payments

General Principle

Because of departmental assistance for housing, the provision of rental allowances to persons residing on Indian reserves or crown lands is subject to certain conditions.

Policy

Rent may only be considered an eligible component of shelter allowance when:

- rent is customarily charged for the accommodation and is not being charged simply because the occupant is in receipt of social assistance
- the amount of rent is reasonable in terms of family needs, size and condition of housing, and prevailing rental practices in the community

Subject to the above, rent may be issued to eligible social assistance recipients in an amount not exceeding the actual rent payment or provincial maximums, whichever is less, if an eligible social assistance applicant or recipient resides in one of the following:

- a house that has been built without government funds, including a non-repayable grant or transfer of funds
- a house built with such funds supplemented by funds from another source that must be repaid, rent may be considered in an amount deemed necessary to cover the actual cost of supplementary funding (when the loan is repaid, rent may no longer be charged)
- a home that is privately owned (see Definition of Privately Owned later in this section), by another, rent may be considered where both of the following apply:
 - the community has established and maintains a registry of private home ownership identifying homes which are privately owned, the name of owner, and records transfers of ownership
 - the privately owned home is rented from the registered owner, and proper documentation in the form of a rental or tenancy agreement is provided

- the total shelter allowance issued for all shelter costs (rent, heat, hydro, phone, etc.) may not exceed the provincial maximum shelter rates

Definition of Privately Owned

For the purposes of establishing the registered owner, and to determine eligibility for social assistance shelter allowances, private ownership means homes that are owned under:

- Locatee or Certificate of Possession (CP) holdings
- Cardex holdings
- Custom holdings that are duly recognised in writing by council

Personal Mortgage Payments

Where eligible social assistance applicants or recipients own the home in which they reside, and have a mortgage loan outstanding (excluding those loans provided under the Social Housing Program through Canada Mortgage and Housing Corporation):

- an allowance may be granted in an amount which may not exceed either the actual monthly mortgage payment or the provincial maximum shelter rates, whichever is less, if:
 - payment is made on principal and interest, actual insurance premium, and actual administration costs only, and does not include payment towards contingency, maintenance, or replacement costs
 - the amortization period of the loan is not less than 10 years in the case of a mobile home, and not less than 25 years for a permanent structure
- the total shelter allowance issued for all shelter costs (personal mortgage payments, heat, hydro, phone, etc.) may not exceed the provincial maximums (see Chapter 5, Shelter Allowances)