

New Beginnings Non-Profit Housing

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| Policy Name: | Criteria to Refuse RGI Policy |
| Contact Officer: | Marwick Property Management, 519-351-6881 |
| Date Approved by Board of Directors: | December 2 nd , 2003 |
| Date Approved by General Membership | N/A |
| Date Certified: | N/A |

Reference:

Social Housing Reform Act 2000, 298/01, Sect 19

Procedure

New Beginnings Non Profit Housing may refuse to offer a unit to a household if:

1. The prospective tenant's residency would be contrary to the Housing Provider's mandate;
2. There are reasonable grounds to believe, based on the household's rental history, that the household may fail to fulfill the obligation to pay rent for the unit in full and on time including but not limited to prior record of non payment of rent, persistently late rent payments or being unable to make appropriate arrangements for the service of utilities;
3. In the case of a unit in which individuals will reside in a shared living situation, the housing provider has reasonable grounds to believe that it is unreasonable for the household to reside in the shared accommodation
4. New Beginnings Non Profit Housing has reasonable grounds to believe that the unit is not suitable for the household due to the physical characteristics of the unit in relation to the number, gender and ages of the members of the household;
5. The unit available is a special needs unit and the applicant is not eligible under section 19 of Ontario Regulation 298/01 for special needs housing.

In the event New Beginnings Non Profit Housing refuses to offer a unit to a household:

1. The household will be notified of the refusal in writing no more than 10 days after the unit is offered to another household.
2. The written notice will contain the reasons for refusal to offer the unit, and set out the facts on which the decision was made.
3. The written notice of refusal must also notify the applicant of the procedures for requesting an internal review of the provider's decision to refuse to offer.