

Tenant Parking On KFHC property

PARKING - Are you parking your vehicle in the KFHC parking lots?

If so, your vehicle must have a KFHC parking sticker or it will be TOWED. The sticker must be placed in the upper right corner of your windshield. In order to obtain a sticker, you must provide proof of all valid Ownership, Insurance and Driver's License. 1st stickers are free of charge; extra parking stickers are \$10.00 per month. Please be reminded that no utility or sport vehicles are permitted to be parked on KFHC property. KFHC has NO VISITORS PARKING!

By obtaining a sticker you agree to –

- Maintain the vehicle in a roadworthy condition;
- Keep the vehicle furnished with current valid license plates;
- **NOT** to repair the vehicle in the parking lot;
- Advise KFHC immediately upon the sale or trading of the vehicle;
- The sticker is for the use of the above described vehicle only and is non-transferrable.

DO NOT PARK any vehicles or utility vehicles IN THE FIRE LANES or ON YOUR LAWN. They will be towed IMMEDIATELY!

Changes Rent Calculations

The Rent Geared to Income (RGI) calculation will be simplified;

Starting July 1, 2020

- Households will **no longer be eligible for a rent subsidy if they have not supplied a copy of their relevant income tax return.**
- Rent will be calculated using 30% of the Household members' **net income (not gross income) on their notice of assessment** for the relevant taxation year.
- Households will **no longer** be required to report an increase in income before their next annual review. This is a change from the 30 day rule.
- Household members in **full-time studies** will now have their income exempt from rent calculations.
- Households may request an adjustment if there is a **significant decrease** in income of 20% or more (ie lost job, change in household composition, change of income).
- Rent for Ontario Works or Ontario Disability Support Program recipients will generally be calculated in the same way as now.
- **Report any CERB earnings.**

If you haven't completed your income tax yet, please do so at your earliest opportunity. Your income tax assessment will be required each year to calculate your rent.

KFHC Newsletter ~

Summer, 2020



www.kfhc.ca

Main Office

119 Van Order Drive, Kingston, ON K7M 1B9
Phone (613) 546-5591 • Fax (613) 546-9375

8:15am – 4:15pm CLOSED between 12:00pm – 1:00pm

Satellite Office:

*Rideau Heights Community Centre &
Library
85 MacCauley Street – Temporarily closed –
due to COVID 19*

Upcoming KFHC Office Closures

Monday, August 3rd, 2020

Monday, September 7th, 2020

Property Management

Patricia Price – Property Manager x 1556

Kelly Vallier – Property Manger x 1567

Fiona Drake - Manager Support Services x 1566

Anne Vincent – Tenant Programs Administer x 1558

Anabel Almeida x 1559

Lucy DaSilva x 1557

Mary-Louise Héroux x 1565

Kasia Malecki x 1564

Maintenance

Drew Magee – Supervisor of Technical Services x 1561

Dawn Hayley x 1562

Tracey VanHeddegem x 1571

(for 205/381 Bagot Street)

(Voice mails for Maintenance can be left 24 hours a day & will be answered the following business day)

Rent Obligations During

On March 19, 2020, the Ontario government put an order in place that stops all evictions until court and tribunal offices open again.

During the COVID-19 emergency, the Landlord and Tenant Board (LTB) is not scheduling eviction hearings for rent arrears, and Sheriff's offices are not doing evictions for rent arrears. However, tenants are still required to pay rent.

Rent is Still Due

Even though evictions are stopped for a while, you will most likely have to get caught up on your rent eventually, even if you have lost income because of COVID-19.

Failing to pay rent is a breach of the law and your lease. When tenants owe rent, landlords may give them an eviction notice and apply to the LTB for an eviction order. While the LTB is not now scheduling eviction hearings, it will do so eventually. And while the Sheriff is not now enforcing eviction orders, it will do so eventually. So tenants who have not paid their rent during the COVID-19 crisis risk being evicted.

What to do! During the COVID-19 crisis

- ✚ Tenants should pay their rent;
- ✚ If tenants do not have the full rent, they should pay as much of it as they can;
- ✚ Tenants should insist on a rent receipt when paying rent.
- ✚ Tenants who receive eviction notices, or face any other eviction threats, should contact **Kingston Community Legal Clinic** at (613) 541-0777 x 0;
- ✚ Tenants Social Assistance struggling to make payments should contact **Housing & Social Services** at (613) 546-2695 x 4900.

Essential COVID Resources

Grocery Delivery Service

KINGSTON COMMUNITY HEALTH CENTRE - Free Seniors
Box: Fresh produce and pantry items delivered bi-weekly
Phone: (613) 542-2674 ext. 1411

KHealth COMMUNITY SUPPORT PROGRAM: Offering grocery delivery and check-ins via the Phone – (613) 817-7787

Connecting with Others

Neighbour-to-Neighbour Program: Looking for friendly conversation to help with COVID isolation? Call St. Vincent de Paul at (613) 766-8432 for this FREE service;

Comfort Keepers: Provides a full range of companion and personal care services for seniors for independent living Call (613) 634-2273 for more information

Kingston Senior's Association:

Call (613) 548-7810 for information regarding programs and support services.

Crisis Lines & Helpful Numbers

Addictions & Mental Health 24/7 Crisis

Phone line: (613) 544-4229

Telehealth Ontario: 1 (866)-797-0000

Telephone Aid Line Kingston (TALK): (613) 544-1771

Kingston Community Chaplaincy: (613) 549-8899

If you are experiencing shortness of breath or persistent chest pains – please call 911

Face Masks

Are you in need of face masks? Receive free disposable face masks from City of Kingston at 362 Montreal Street & KFL&A Public Health at 221 Portsmouth Avenue!

Stay home if you feel unwell, if you have a fever, cough & difficulty breathing, seek medical attention.

Ways to pay your rent!

Pre-Authorized Payment (PAP) - Your rent is taken from your bank account automatically on the 1st day of each month. Changes to the amount of your rent are made automatically;

Pay-direct VIA Ontario Disability Support Benefits or Ontario Works Benefits - You can sign up to have your Caseworker pay KFHC directly from your benefits. Please ask staff at KFHC to assist you in completing the required forms to get on pay direct;

Cheques & Money Orders – Please make cheque and/or money order addressed to – Kingston & Frontenac Housing Corporation.

Interact & Cash - Payable at the main office at 119 Van Order Drive.

Electronic Payment - Electronic payments can be done by phone, ATM (bank machine) or internet. You can ask the bank to set it up for you. If you already pay bills through electronic banking, you can set up the rent payment just like your other bills. **Please call – (613) 546-5591 and ask for your TENANT ACCOUNT number.**

Please DO NOT COME to the office if you have been out of the Country or exhibiting any symptoms of COVID-19, which are high fever, coughing and shortness of breath or feeling ill. Also if you have had contact with anyone who has been out of the Country or ill please refrain from coming to the office at this time.

We want you to keep your home! If you are having trouble paying your rent, contact your Property Manager, Patricia Price (613) 546-5591 x 1556 right away.