

**Hastings County Community and Human Services
Hastings Local Housing Corporation
Administrative Policies and Procedures**

SUBJECT: Occupancy Standards Policy		
APPROVED BY: Hastings County Council		
POLICY #: H.P. / H.L.H.C. 14		
ORIGINAL ISSUED	SUPERCEDES	CURRENT VERSION
March 2002	November 2016	February 2021

PURPOSE

To determine occupancy standards for rent geared-to-income housing in Hastings County.

SCOPE

This policy applies to *Housing Services Act, 2011*, Part VII Prescribed Housing Programs and the Hastings Local Housing Corporation.

REQUIREMENT

Each of the following will qualify for one bedroom:

- each cohabiting adult couple;
- unattached household member 18 years of age and over;
- same-sex pair of children under age 18;
- any additional boy or girl in the family, unless there are two opposite sex children under 5 years of age, in which case they may share a bedroom.

A household of one individual or a cohabiting couple can occupy a bachelor unit (i.e. a unit with no bedroom).

An additional bedroom may be added if:

- One of the cohabiting adult couple requires a separate bedroom because of a disability or medical condition (must be accompanied by Doctor’s verification);

- A room is required to store medical equipment required by a member of the household because of a disability or medical condition (must be accompanied by a Doctor's verification);

The following equipment will **not** normally qualify a household for an additional bedroom:

- continuous positive airway pressure (CPAP) machines
 - air-filtration systems
 - vaporizers or humidifiers
 - walkers, wheelchairs, or scooters
 - massage tables
 - exercise equipment
 - incontinence supplies
- The bedroom is required to accommodate an individual who provides a member of the household with full-time, overnight support services (must be accompanied by a Doctor's verification);
 - A member of the household is pregnant;
 - A member of the household has joint custody of a child who is not a member of the household (verification of joint custody is required);
 - A member of the household is a parent or legal guardian who has regular overnight visitation rights with a child who is not a member of the household and the bedroom is required to accommodate the child (verification of overnight visitation rights is required);
 - A child of the household is away at a recognized educational institution, is financially dependent and lives in the household when not at school.

"Recognized educational institution" means any of the following or a similar institution outside Ontario:

1. A school, as defined in the *Education Act*.
 2. A university.
 3. A college of applied arts and technology established under the *Ontario Colleges of Applied Arts and Technology Act, 2002*.
 4. A private career college, as defined in the *Private Career Colleges Act, 2005*.
 5. A private school, as defined in the *Education Act*, for which a notice of intention to operate has been submitted to the Ministry of Education in accordance with that Act.
- O. Reg. 367/11, s. 42 (2).

Duty to Accommodate

- When a member of the household requires the use of a wheelchair/power chair for medical reasons, a modified unit may be provided to accommodate their needs.

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- Exceptions to the occupancy requirements may be granted by the Service Manager in extenuating circumstances.

RESPONSIBILITY

Applicants will be placed on the centralized waiting or internal transfer list for the appropriate bedroom size according to above criteria and will be housed in the appropriate sized unit by the Housing Provider. The applicant may request a review of this decision.

REFERENCES

Housing Services Act, 2011
Ontario Regulation 367/11 s. 42
National Occupancy Standard, CMHC Website