

Regional Housing Support Services Housing Resource Package

39 Fraser Court, Barrie, ON L4N 5J5

T: 705.739.0485

Housingcalls@empowersimcoe.ca

EmpowerSimcoe.ca

Renters Portfolio

Renting can be very competitive, because of that I suggest gathering information that landlords and leasing agents may request in advance. This is called a renter’s portfolio. Having this information allows you to complete applications quickly and accurately and shows a level of preparedness. Landlords and leasing agents will often go with the first applicant who meets their requirements opposed to waiting for all interested parties to submit their applications prior to making a decision. Approach how you would rent an apartment to how you would prepare and conduct yourself at a job interview.

	<p>Rental History: Be prepared to give information about the last 2-3 places your have lived. Information that may be required is the landlords name, address, contact #, length of stay, and reason for tenancy ending. They will also want to know if you have ever been evicted.</p>
	<p>Proof Of income: This can be done by either a letter from an employer, a bank statement, OW/ODSP slip, - in short, any official document that shows your income.</p>
	<p>ID: in some cases, you will be asked for a copy of your ID or pro provide a SIN #*. *Providing a SIN is <u>always</u> optional.</p>
	<p>Credit History: a credit check will often be completed by the landlord. A landlord will want to know if you have ever declared bankruptcy, owe any rental arrears to previous landlords or utility companies. If you are aware that you have bad credit it is wise to let them know in advance and explain what is different moving forward to ensure bills are being paid.</p>
	<p>References: If you can get a letter of reference from anyone who can testify to your ability to follow through, pay bills on time, your level of responsibility, or anything that may help to make your case as a valuable tenant it is beneficial. Some examples are; past landlords, employers, coworkers, guidance counselors/teachers, leaders of a church you attend etc.... always include contact information on the reference letters for any further follow up.</p>
	<p>Budget: It is helpful to have a working budget with you so if they have concerns about the rental cost or your income you are able to show that you have put thought into knowing If the unit is affordable on a long-term basis.</p>
	<p>Cover Letter: this is not a requirement; however, it can add a personal touch to your application and help you to stand out in the crowd of applications.</p>

Credit

A landlord requires your permission to perform a credit check. Many landlords request credit checks as a standard part of the application process. If the landlord requests a credit check from one potential tenant, they must request it from all potential tenants. While you can refuse, the landlord may choose not to rent to you because of this.

If you know that your credit report is poor, and you have agreed to a credit check you should:

- Inform the landlord that you have poor credit.
- Explain the reason(s) why your credit is poor – provide the landlord with context to the situation.
- Inform the landlord of the steps you've taken, or are taking, to improve your score.

This does not guarantee that you will get the unit. That is still up to the landlord's discretion

Note: Your Social Insurance Number (SIN) is not necessary for conducting a credit reference check. Giving your SIN number for a credit check is optional and should only be done if you are comfortable and you feel the landlord is able to safeguard the information adequately.

Credit Reports

You can obtain an official credit report once per year from Equifax and trans union for free by phone or mail. There are also paid subscriptions where you can access this service online. This is a link through the government of Canada about how to get a free credit report as well as other important credit information: <https://www.canada.ca/en/financial-consumer-agency/services/credit-reports-score/order-credit-report.html>

Paid Subscriptions:

Transunion: www.transunion.ca

Equifax: www.equifax.ca or <https://www.consumer.equifax.ca/personal/>

Order by telephone

Call the credit bureau and follow the instructions

Equifax Canada - Tel: 1-800-465-7166

TransUnion Canada - Tel: 1-800-663-9980 (except Quebec)

Free Credit Scores

Credit Karma: <https://www.creditkarma.ca/>

Borrowell: www.borrowell.com

Mogo: https://www.mogo.ca/?gclid=Cj0KCQjwyZmEBhCpARIsALlzmnl4CzYSAQC4Cq0DxppeCPDKQdaZZqSOtaIWkUbkDqdJ8FkMnrKuRekaAnyOEALw_wcB

Budget

Create a realistic budget. Make a log of regular expenses. You want to make sure you set yourself up for success to live within your means. This should be as realistic as possible.

The Honest Monthly Budget

Client:	Version:	Date:
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Things that I have to spend money on:		Formal ways I get money:	
Rent		Job	
Utilities		General Welfare	
Food		Disability	
Arrears		Pension	
Repairs		Inheritance	
TOTAL		TOTAL	

Other money that comes in goes toward:		Informal ways I get money:	
Child Support		Binning/Bottle Collecting	
Debts		Odd Jobs	
Cigarettes		Treasure Hunting	
Coffee		Baby Sitting	
Alcohol		Sex Work	
Other Drugs		Drug Running/Dealing	
Health Stuff		Day Labour	
Household Supplies		Theft/Pawning	
Girlfriend/Boyfriend		Friends/Family	
Kids		Selling Prescription	
Other Friends		Gambling	
Cable		Medical Research	
Socializing/Partying/Night Out		Panhandling	
Sex		Selling Crafts	
Bus		Busking/Street Entertainment	
Taxis		Honorariums	
Gambling		Non-Medical Research	
Legal Stuff/Fines		Other	
Other Bills			
TOTAL		TOTAL	

All the Ways I Spend Money:	All the Ways I Make Money:
GRAND TOTAL	GRAND TOTAL

Difference Between What I Spend and What I Make:	
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1 (800) 355-0420 info@orgcode.com www.orgcode.com

Talking to Landlords

Today's market is extremely competitive. The sooner you respond to an ad the better. There are lots of people looking for units, and being one of the first to contact, and making a good impression are important. The first email you send could be the start of your relationship with your landlord.

Example: Hello, I am very interested in the space you have available for rent. [REASON FOR WANTING TO MOVE]. I have ____ credit, first and last month's rent ready, I can provide you with landlord, employment and character references and proof of income. I am a non-smoker, [do/don't] have pets and [would/wouldn't] require parking. I am looking for long term tenancy and you will find me to be very personable and easy to get along with. If you are open to speaking more to see if I would be a good fit and perhaps set up a viewing I can be reached at: (phone number and email address).

Email example:

Dear _____:

My name is **[YOUR NAME]**. I saw your rental advertisement online for the unit on **[STREET NAME]** and it looks great! I am looking for a **[# of bedrooms]** bedroom apartment close to **[school, work, etc.]**. Is there a time we could talk about the place or could I come over to take a look? My phone number is **[YOUR PHONE #]** if you would like to call me, or you can reach me by email at **[YOUR EMAIL ADDRESS]**.

Phone Call example:

Hello, my name is _____. I saw the ad for your rental unit on _____ and it looks great. Is it still available?

Can you tell me more about it? When are you doing showings? (if you have specific questions, this is a good time to ask.)

Things to think about:

- Is your email address appropriate? Consider create a new one just for communicating with landlords.
- Is the Voicemail message on your phone polite and simple?
- The landlord might ask you about yourself so be prepared to provide some basic information.
- Have a pen and paper ready when you call to take notes about what the landlord says or asks

Questions Landlords May Ask

Landlord Questions	Examples of Responses
<p>What do you do for work? <i>(By asking this the landlord is wanting to know if you: have enough money to pay the rent, have a history of maintaining employment, have personal goals, going to be home more often potentially costing them more in utilities.)</i></p>	<ol style="list-style-type: none"> 1) I don't have a job at the moment but have been handing out resumes. I do have guaranteed income of _____ and this unit fits in my current budget. 2) Right now, I work at _____ and I have been there for _____ months/years. My income will support my current budget.
<p>Do you have good credit? <i>(By asking this the landlord is wanting to know if you follow through on your financial commitments, if you live within your means and if you owe money to anyone, especially previous landlords.)</i></p>	<ol style="list-style-type: none"> 1) It is important to me to try and build my credit. I understand how renting plays a part in this. 2) In the past ____ happened which has resulted in poor credit. You can see that now I pay my bills regularly and always put my rent first. 3) I can live within my means with the income I receive and can put you in touch with _____ who will co-sign if required. I can also show you my budget. If you prefer the rent directly deposited from Ontario Works / ODSP, I can set this up.
<p>Do you have any pets? <i>(The unit may not allow pets due to other tenants' allergies, previous damages, existing pets or bi-laws.)</i></p>	<ol style="list-style-type: none"> 1) Answer truthfully, you never want to sneak in an animal and get off on a bad start. If you do have a pet offer to provide proof of their vaccinations etc... to show that you take care of them.
<p>Have you ever been evicted? <i>(By asking this the landlord is trying to find out what kind of tenant you are and what your rental history has been. Having a poor rental history can be a big deciding factor.)</i></p>	<ol style="list-style-type: none"> 1) No, I have not been evicted. This will be my first time living on my own. I am aware of my responsibilities as a tenant and am looking for someone to give me an opportunity. 2) Yes, I was asked to leave before. I have really learned from that experience and now know what I need to do to be a responsible tenant.
<p>Why are you moving and when do you need to move by? <i>(By asking this the landlord is trying to get some history about you and get an idea of what kind of tenant you might be. They will find out how organized you are and what courtesy you are giving your current landlord.)</i></p>	<ol style="list-style-type: none"> 1) I would like to have more independence. I need to find a place for _____. 2) The landlord is selling the home and I am trying to accommodate them to move by ____. 3) I feel that where I'm currently living is not meeting my needs and I would like to find a place that better suits me.
<p>How many people will be living in the unit?</p>	<ol style="list-style-type: none"> 1) Answer this truthfully. You do not want to go through the work of finding a place and moving in to then get evicted for unauthorized tenants/overcrowding.
<p>Can I call your previous landlords for a reference? <i>(By asking this they are trying to determine what kind of tenant you would be and if you have a positive rental history.)</i></p>	<ol style="list-style-type: none"> 1) Yes, I have included their contact information in my rental application. 2) I don't have any previous landlords, but I have included some personal/employment references you are welcome to call. 3) I am not able to provide you my previous landlords contact information, but I do have rental receipts to show that I was always on time with my rent.

What is Ok or Not Ok for the landlord to ask?



- What is your name and current address?
- What is your income?
- Where do you work?
- How many people will be living with you, and their name(s)?
- Do you have pet(s)?
- Do you smoke?
- May I do a credit check?
- Could you provide references from past landlords?



- Are you pregnant?
- Do you plan to have (more) children?
- Are you married, single or divorced?
- What is your ethnic background?
- What is your sexual orientation?
- Do you receive public assistance?
- How old are you?

Things to Keep in Mind

- How much can I afford for rent and utilities?
- Do I need it to be furnished?
- How many bedrooms do I need?
- Do I need an elevator?
- Do I need an accessible unit?
- What area of town am I looking to be in?
- Do I need access to public transit?
- Do I need parking?
- Do I need a pet friendly unit?
- Do I have supports in the area?
- What school will my child attend?
- Do I need on site laundry facilities?

Questions You Can Ask Landlords

1. Can you clarify the rent, deposits, and cost of utilities?
 - The cost of utilities will greatly affect the overall cost to live in the unit. Without this information, you won't know if you can afford the place (20%, 30%, 40%, 50% utilities?)
 - Is laundry included? Is there a specific time you must do laundry?
2. What's your application process?
 - Rather than guessing, encourage landlords to lay out their entire screening process, step by step.
3. How soon are you looking to fill the unit?
 - This is a great question to ask at the start of your conversation.
4. Are you looking for long term or short-term tenants?
 - Some landlords may only look to rent short term while others rent long term.
5. What payment methods will you accept for rent?
 - Landlords can designate which forms of payments they will accept, but the best landlords make it easy for a tenant to pay.
6. What are your expectations for an ideal tenant?
 - This question will help you determine if you're what the landlord is looking for.
7. Which furnishings or appliances are included?

** If you are on Ontario works or ODSP, it may be beneficial to ask the individual showing the place if they are the owner of the property. Ontario Works / ODSP will only release cheques to the owner of the property.*

Remember...

- Always be polite and respectful.
- Make sure to write down all the questions you'd like to ask before calling the landlord to ensure you don't forget anything.
- Always leave contact information for yourself with the landlord in case he/she needs to reschedule.
- Treat the viewing like an interview, dress professionally and act professionally at all times.
- Smile be friendly, and be yourself!
- Don't be afraid to decline the unit if it doesn't suit your needs!

Inspection checklist

Landlord's name: _____

Address: _____

Phone: _____ Email: _____

Type of accommodation

- Private
- Shared
- Apartment/Condo
- House/Townhouse
- Basement Apartment
- Other

Cost

- Rent per week/month \$ _____
- Are you expected to pay extra for heat, electricity, gas, water, cable TV, or internet? If so, how much? (\$ _____ per month)
- Does the cost compare with the average rental rates for that type of housing?
- Will you need to purchase a transit pass for transportation to and from work/school?
- Does the total cost of your accommodation (and transportation) fit your budget?

Location

- Is it close to public transportation (i.e. bus/streetcar/subway), or within walking/biking distance?
- Are food/grocery stores located nearby?
- Is the location/travel route well-lit?
- For families: are parks and schools easily accessible for children?

Safety

- Do you feel comfortable with the neighborhood?
- Does the accommodation have adequate locks to provide security? Can the windows be locked?
- If the accommodation has a security system (intercom/buzzer), is it working?
- Are there smoke and carbon monoxide detectors? Are they working?
- Are there accessible and barrier-free fire escape routes? (E.g. two escape routes in basement apartment)
- Are there appropriate and stable banisters and handrails along stairs and upper levels?
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Quality

Is the accommodation...?

- Clean?
- Well-lit?
- Adequately heated?
- Properly ventilated?
- Is there any evidence of cockroaches, mice or other pests?

- Are the windows properly sealed? Are there screens for the summer and storm windows for winter? If possible, ask current tenants how drafty/cold it gets in winter.
- Will cleaning of the unit be arranged before you move in?
- Is it as quiet as you require? A visit between 5-9pm will coincide with the noisiest time in most places.
- What appliances will be provided? Are they in working condition? If not, what are the conditions of repair/replacement?
- Will you have direct control of your heating?
- Is there adequate storage space for your belongings? Can these be locked? Who else has access to the storage space?

Facilities/amenities

- Is car or bicycle parking available? Is there an extra fee?
- Are there laundry facilities available? If not, are there any located nearby?
- Will moving in or out be difficult due to steep or narrow stairs and passageways?
- For shared housing: are there adequate bathroom/cooking/storage facilities for everyone to use during peak times? Do you have full kitchen/bathroom privileges?
- Do you share an entrance way? Who will you be sharing it with?
- Is the plumbing adequate and properly operating? Check water pressure from taps and flush the toilet. Is there a good supply of hot water?

House rules (pertains mainly to shared housing)

- Does the landlord object to noise from stereos, musical instruments, TV, etc.?
- Are you allowed to have visitors and/or overnight guests?
- To what extent may you paint or decorate your accommodation?
- Who is responsible for lawn maintenance and shoveling snow?
- Are you expected to do chores? Are the chores extensive enough that you should be compensated?

Helpful Rental Search Website's

- Barrie Apartment Rentals: <https://www.barrieapartmentrentalsonline.com/>
- Pad Mapper: <https://www.padmapper.com/>
- Barrie Housing: <http://barriehousing.com/>
- Rent Board: <https://www.rentboard.ca/index.aspx>
- Gotta Rent: <https://www.gottarent.com/search/>
- Your Classifieds: <http://yourclassifieds.ca/ontario/for-rent/search>
- Kijiji: www.kijiji.ca
- Places 4 students: <https://www.places4students.com/index>
- Trovit: https://property.trovit.ca/index.php/cod.main_index_adwords
- Point2Homes: <https://www.point2homes.com>
- Zumper: <https://www.zumper.com>
- View It: <https://www.viewit.ca>
- 4Rent: <https://4rent.ca>
- Realstar: <https://www.realstar.ca>
- Rent Faster: <https://www.rentfaster.ca>
- Rentals.ca: <https://rentals.ca/>
- Nexthome - <https://nexthome.ca/>
- RentCompass - <https://www.rentcompass.com/>
- RentersPages - <https://www.renterspages.com/>
- RentSeeker - <https://www.rentseeker.ca/>
- Realtor .ca - <https://www.realtor.ca/>
- Roomies App

Barrie Property Management Companies:

1) AG Secure	705-792-9764
a. https://www.agsecure.ca/contact-us/	
2) Live with BK Property Management	705-702-0070
a. https://www.livewithbk.com/	
3) Property Management Barrie (PMB)	1-866-709-9416
a. https://www.propertymanagementbrokers.com/	
4) Hocking Management	705-252-7939
a. https://hmc.managebuilding.com/Resident/public/home	
5) Fuse Property Management	705-719-0526
a. https://fusepm.ca/contact/	
6) Melchior Management	705-722-6706
a. https://www.mmcorp.ca/tenant-services.php	
7) Renaissance Property Management	249-888-9990
a. https://www.renaissancepropertymanagement.ca/	
8) AMR Property Management	705-728-6496
a. http://amrpropertymanagement.com/	
9) BayShore Property Management	705-722-6242
a. https://www.bayshoreproperty.ca/contact.php -	
10) Low Property Management	(905) 478-1616
a. http://www.lowpropertymanagement.com/residential-properties/	
11) Shoreline Property Management	(email through website)
a. https://shorelinepropertymanagement.managebuilding.com/Resident/public/home	
12) Harbour Management	705-720-2105
a. https://www.harbourmanagement.ca/properties	
13) Alpha Omega Property Management	705-797-0916
a. http://www.alphaomegapropertymanagement.ca	
14) Destaron Property Management	
a. https://destaron.ca/city/barrie/	
b. Maplewood Place	705-722-7447
c. Heather Forest Apartments	705-726-6312
d. Blake Street Apartments	705-242-2855
e. Mayfair Apartments	705-737-2519
15) DMS Group	
a. https://www.dmsproperty.com/apartments/cities/barrie	
b. WaterCrest	705-718-8842
c. 14 Worsley	705-739-8854
d. Gateway Coop	705-739-0454
e. Coral Hills	705-722-0966
f. We Care Homes	705-735-6703

Barrie Apartment Buildings

Building	Location	Contact
Barrie Anne Gardens	259 Dunlop St W	705-739-2363
Timbercrest Apartments	339 Essa Rd	705-721-4039
Maplewood place	101 Kozlov	705-722-7447
WaterCrest	15 Maple ave	705-728-2323
Mayfair	1 Bernick Drive	705-737-2519
Collier Terrace	171 Collier Street	705-726-0300
Allanview Place	90 Little Ave	705-734-3407
Bayfield Terrace	125 Bayfield	705-739-4543
Kempenfeltview	35 Blake Street	705-733-1007
278 St Vincent Street Apts	278 St Vincent Street	647-883-7394
Imperial Towers	37 Johnson street	705-726-1340
56 Donald Street Apts	56 Donald street	705-718-8842
170 Grove Manor	170 Grove St. E	647-883-7394
Lorne Properties	131 Edgehill Dr	705-721-4949
Cedarwood Court	125 Wellington St W	705-726-4991
AD astral Place	108 Anne St N	705-721-9864
Mary Street Apartments	68 Mary street 705-739-0322	705-739-0322
174 Grove street Apartments	174 Grove St E	647-883-7394
Collier Place Seniors Residence	108 Collier street	705-726-1517
St. Mary's Seniors residence	75 Amelia street	705-739-6852
Mississauga Court	329 Blake Street	705-737-5140
Georgian Green Student Residence	140 Bellfarm road	705-739-0388
Grove Terrace Apartments	174/178 Grove street	647-883-7394
Highpoint	2 Kozlov street	705-726-2421
Grand Harbour Condominiums	2 Toronto Street	705-737-9595
Edgehill Apartments	108 Edgehill	705-737-3820
Milligan Apartments and townhomes	225 Dunlop	1-888-236-7767
Foundry Georgian	310 Georgian Dr	705-230-0717
Sunnidale Place	12 Kozlov St	705-737-3752
Coulter Glen Apts	49 Coulter St	705-739-6898
Tamarack Woods Townhouses	177 Bayview Dr	705-737-3992
Summitview	380 Duckworth St	705-734-1656
Barrie Housing	72 Ross St	705-727-1101

Orillia Property Management Companies:

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|--|---|
| 1. AG Secure | 705-792-9764 |
| 2. Melchior Management | 705-326-4953 |
| 3. Fuse Property Management | 705-719-0526 |
| 4. Renaissance Property Management | 249-888-9990 |
| 5. Williams and McDaniel Property Management | 1-519-546-3105 |
| 6. The Good Tenant Factory | 705-826-1133 |
| 7. Lakeview Property Management | 705-325-3600 |
| 8. Venture Rentals | 705-241-9283 |
| 9. RG Group | 705-719-0526 |
| 10. Bayshore Property Management | 705-722-3700 |
| 11. Destaron | https://destaron.ca/city/orillia/ |
| 12. Lowe Property Management | 905-478-1616 or 705-330-5517 |
| | http://www.lowepropertymanagement.com/residential-properties/ |
| 13. DMS | 705-329-1052 |
| | https://www.dmsproperty.com/apartments-for-rent/mariposa-place?view=print |

Orillia Landlords:

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| 1. Mariposa Place | 705-329-1052 |
| 2. Legion Quest | 705-326-8433 |
| 3. Valley View, Valley Vista | 705-326-3022 |
| 4. The Village Inn | 705 -238-0201 |
| 5. Hillcrest Lodge | 705- 259-2240 |
| 6. Mike Preston | 705-309-1747 |

Orillia Apartment Buildings

Name	Address	Contact info.
Forestview Apartments	390 Sundial Drive	705-330-5517
Vallyview Apartments	17-21 Coldwater Rd W	705-326-3022
Mariposa Place	125 Fittons Rd W	705-329-1052
Whispering Pines	261 Millard St	705-329-3454
Noble Towers	391 Barrie Rd	705-323-4090
Village West Townhouses	451 West st N	705-326-4953
263 Millard Street Apartments	263 Millard st	647-883-7394
Legion Crest Complex (senior)	70 Fittons Rd W	(705) 326-8433
Fellowship Villa	472 High St	(705) 329-0132
263 Millard St Apartments	263 Millard st	1-647-883-7394
Independent Suites (senior)	20 Simcoe Street	705-323-9000
Elizabeth Overend Non-Profit Housing	26 Fittons Rd E	705-329-1000
St James Court Non-profit Housing	18 Peter Street	705-722-3700
Gossner LTD	410 west st N	705-325-9374
Atherley Place Apartments	135 Atherley rd	855-548-7767
Leacock Retirement Lodge (senior)	28 Forest Ave	705-329-3887
Heritage Place	1 Colborne St W	705-323-9660

Midland Property Management Companies:

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| 1. We Rent | 705-527-7300 |
| 2. Harbourview Property Mgmt. | 705-937-0714 |
| 3. Waterside Property Mgmt. | 705-527-1329 |
| 4. A.G.Secure Property Mgmt. | 705-792-9764 |
| 5. Solutions Driven Mgmt. | 705-812-5215 |
| 6. Shoreline Property Mgmt. | 705-526-2401 |
| 7. BK Property Mgmt. | 705-702-0070 |
| 8. Grandview Property Mgmt. | 705-427-5604 |

Midland Co-op's

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|-------------------------------|--------------|
| 1. Midland Mountainview Co-op | 705-526-0213 |
| 2. Javelin Co-op | 705-528-0423 |

Midland Apartments with Elevators

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|------------------------|--------------|
| 1. Midland Tower Apt's | 705-527-9479 |
| 2. Parkview Apt's | 705-427-4049 |

Collingwood Property Management Companies

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| 1. E & H Property Mgmt. | 705-446-1221 |
| 2. Pro Guard Property Mgmt. | 705-445-6383 |
| 3. Percel Inc. | 905-761-6840 |
| 4. A.G. Secure Property Mgmt. | 705-792-9764 |

Alliston / South Simcoe Property Managers

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| 1. Andrea McMullen
andrea@admdesign.ca | 905-836-9890 or 416-892-9290 |
| 2. Tammy Lawless | 705-309-1794 |
| 3. Frank - 151 Victoria St E | 905-171-0050 |
| 4. AG Secure | 905-936-4941 |

Co-Op Buildings

<p style="text-align: center;">Coral Co-operative Housing Corporation 425 Barrie Road, Unit 19, Orillia, Ontario L3V 7A9 (705) 345-0475</p>	<p style="text-align: center;">Angus Co-operative Homes Inc. 12 River Drive, Angus, Ontario L0M 1B2 (705) 424-3868</p>
<p style="text-align: center;">Couchiching Co-op Homes 60 Fittons Road West, #1, Orillia, Ontario L3V 3T9 (705) 327-1335</p>	<p style="text-align: center;">Gateway Co-operative Homes (ON-Barrie) 90 Edgehill Drive, Barrie, Ontario L4N 7N1 (705) 739-0454</p>
<p style="text-align: center;">Huron Family Housing Co-operative Inc. 175 Young Street, Midland, Ontario L4R 2A7 (705) 527-0984</p>	<p style="text-align: center;">Javelin Co-operative Homes Inc. 615 William Street, Midland, Ontario L4R 5E8 (705) 528-0423</p>
<p style="text-align: center;">Midland Mountainview Family Co- operative Inc. 661 King Street, #51, Midland, Ontario L4R 4Z1 (705) 526-0213</p>	<p style="text-align: center;">Nottawasaga Co-operative Homes 219 King Street North, Alliston, Ontario L9R 1N5 (705) 435-9323</p>
<p style="text-align: center;">Pretty River Villas Housing Co-operative P.O. Box 646, Collingwood, Ontario L9Y 4E8</p>	<p style="text-align: center;">Quaker Hill Co-operative Homes Inc. 220 Holland Street West, Bradford, Ontario L3Z 2Y1 (905) 775-3929</p>
<p style="text-align: center;">Three Links Co-operative Housing (Barrie) Inc. 333 Sunnidale Road, Unit 81, Barrie, Ontario L4N 6H5 (705) 726-4004</p>	

Simcoe County Social Housing / Subsidized Housing / Rent Geared to Income

705-725-7215 Ext. 3

[https://www.simcoe.ca/SocialHousing/Documents/2021_Application%20For%20Subsidized%20Housing%20\(FEB\).pdf](https://www.simcoe.ca/SocialHousing/Documents/2021_Application%20For%20Subsidized%20Housing%20(FEB).pdf)

Affordable Housing

705-725-7215 Ext. 1013

Affordable Housing - ***NEW buildings being built in 2024*** - call the County for more information

<https://www.simcoe.ca/SocialHousing/Documents/County%20of%20Simcoe%20Application%20for%20AFFORDABLE%20Housing%20Feb21.pdf>

33 Brook Street, Barrie	Seniors	1 bedroom	Apartment	Accessible
100 Miller Park, Bradford	Seniors	1-2 bedrooms	Apartment	Accessible
201 Matthew Way, Collingwood	Adult/Family	2-3 bedrooms	Apartment	*only 2 bedroom apartments are accessible*
201 Matthew Way, Collingwood	Adult/Family	3 bedroom	Townhouse	Not accessible
475 Second St, Collingwood	Adult/Family	1-3 bedrooms	Apartment	*only 1 bedroom apartments are accessible*
485 Second St, Collingwood	Seniors	1 bedroom	Apartment	Accessible
60 Maple St, Victoria Harbour	Seniors	1 bedroom	Apartment	Accessible
175 Zoo Park Road, Wasaga Beach	All family types	1-3 bedroom	Apartment	Accessible

Eligibility

- At least one member of the household is 16 years of age or older
- Total household income may apply depending on location
- Your total household assets cannot exceed \$50,000
- You must not owe arrears to any landlord who makes units available to social housing
- For seniors building – one member must be 60 years of age or older
- Must be a Canadian citizen, landed immigrant or have refugee status

Be mindful of internet scams

When looking for a place to live you need to be aware of potential scams. Do not send an email transfer, or give any money to anyone without first seeing the apartment or room **and** making a tenancy agreement, ideally in writing.

Some common **red flags** of a rental scam may include:

- You're asked to send money without having met anyone or without having seen the unit yet.
- The landlord seems too eager to rent the unit to you
- The landlord is requesting illegal deposits or unreasonable upfront costs
- You are told you do not need a Lease
- The landlord repeatedly makes excuses for not being able to show you the actual unit
- You feel overly pressured to rent the unit

Funding Programs:

Housing Retention Fund (HRF): Can assist with first / last month's rent, rent** / mortgage arrears, utility arrears, moving / storage expenses. Applications are subject to eligibility and approval process by the County of Simcoe. To apply, call: 705-722-3132 Ext 1833.

***When applying for assistance with last month rent you MUST apply prior to moving into the unit to be considered for funding. Applications received past your move in date will not be processed.*

Simcoe County Rent Supplements: This is a monthly rent supplement that gets direct deposited from the County of Simcoe to your landlord. The rental unit needs to be a legal unit and meet county eligibility criteria including rent and occupancy standards. To be eligible to apply, you also need to be living in the rental accommodation that you are applying to the subsidy for and planning on staying there. The rent supplement is based off your income and your rent amount. Please call Empower Simcoe at 705-739-0485 for the full prescreen.

Ontario Electricity Support Program (OESP): www.ontarioelectricitysupport.ca – Monthly credit on Hydro bill – FAQ on website homepage. For assistance with the application, or to complete a Manual Income Verification Call Empower Simcoe 705-739-0485.

Low-Income Energy Assistance Program (LEAP): For hydro and gas arrears (funding dependent). For all utilities (except for Wasaga Distribution) contact -1-855-487-5327. Wasaga distribution applications are completed through Empower Simcoe. Contact 705-739-0485.

Legal Resources

It is important to act quickly in landlord tenant disputes. Remember to always collect evidence when you think you have a problem – from a leaky tap to being discriminated against to being locked out. Knowing how the law applies to you and your options for problem solving and how to get help will assist you if you have any problems. Below are some further resources and contact information for help.

Rental Housing Enforcement Unit: The Rental Housing Enforcement Unit monitors compliance with offences under the Residential Tenancies Act, 2006 (RTA), investigates cases of alleged failure to comply and prosecutes alleged offenders where warranted.

General Inquiry: 416-585-7214

Toll Free: 1-888-772-9277

Fax: 416-585-6464

Website: <http://ontario.ca/rentaloffences>

Primary Address: College Park 14th Flr, 777 Bay St, Toronto, ON M7A 2J3

Mailing Address: College Park 14th Flr, 777 Bay St, Toronto, ON M7A 2J3

<http://www.infogo.gov.on.ca/infogo/home.html#orgProfile/2277/en>

Advocacy Centre for Tenants of Ontario (ACTO), <https://www.acto.ca/>, 416-597-5855, toll-free 1-866-245-4182. Information and education on housing in Ontario.

Centre for Equality Rights in Accommodation (CERA), <https://www.equalityrights.org/>, 416-944-0097, toll-free 1-800-263-1139. Organization promoting human rights in housing and ending housing discrimination.

Human Rights Legal Support Centre (HRLSC), <http://www.hrlsc.on.ca/en/welcome>, 416-597-4900 or 1-866-625-5179 . Human rights legal services to individuals in Ontario.

Legal Aid Ontario (LAO), <http://www.legalaid.on.ca/>, 416-598-0200 or 1-800-668-8258, they will redirect you to your local legal aid clinic.

Tenant Hotline, <https://www.torontotenants.org/services>, 416-921-9494, provided by the Federation of Metro Tenants' Associations

<https://www.probonoontario.org/> Pro Bono Ontario - Free Legal Advice Hotline 1 855-255-7256

Landlord and Tenant Board, <https://tribunalsontario.ca/>, 416-645-8080, Toll-free 1 (888) 332-3234.

All tenant application forms are available at: http://www.ltb.gov.on.ca/en/Forms/STEL02_111308.html.

Step-by-step instructions and information on choosing the right application, filing the application, the hearing and the order can be found at: http://www.ltb.gov.on.ca/en/Application/STEL01_079130.html

Community Legal Education Ontario - <https://www.cleo.on.ca/en>