



Northwest Community Legal Clinic

JANUARY 2023

SUPPORTING INDIVIDUALS
AND OUR COMMUNITY BY
PROVIDING QUALITY LEGAL
SERVICES.

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2023 Rent Increase Guideline Set At 2.5%

Yvonne Treffers, CLW, Atikokan

The Provincial rent increase guideline sets the highest a landlord can increase most tenants' rents without requiring approval from the Landlord and Tenant Board (LTB). The rent increase guideline applies to the majority of tenancies under the Residential Tenancies Act (RTA) but does not apply to community housing, long-term care homes, commercial properties or rental units occupied for the first time after November 15, 2018.

Rent increases are not automatic or mandatory.

If your tenancy falls under the RTA, your landlord must wait 12 months after you have moved in before they can raise the rent for the first time. After that, the rent can only be raised once every 12 months.

Your landlord must give you written notice of the rent increase at least 90 days before the day the rent goes up. (So if your rent went up on January 1, 2023, you should have received written notice no later than October 3, 2022). Written notice should be on a Landlord and Tenant Board (LTB) rent increase form or in a written notice that contains all of the same information as the LTB form.

There are exceptions to the rent increase guideline, such as tenancies not covered by the RTA and in cases where capital improvements have been made.

If you are a tenant and you feel that you have received an improper rent increase, you can apply to the Landlord and Tenant Board to request a correction. The Legal Clinic may be able to assist you with this.

Canada Housing Benefit Top Up

Erinne Wreggitt, CLW, Fort Frances

The Federal government is taking applications for eligible individuals for a one-time payment to assist low income renters with the costs of renting. This payment is \$500 and tax free for those that meet the eligibility criteria.

The top up is designed for low income renters with adjusted net incomes below \$35,000 for families or below \$20,000 for individuals that pay at least 30% of their adjusted net income on rent. Applicants must have filed their 2021 income tax return; be at least 15 years of age as of December 1, 2022; be a Canadian resident for tax purposes in 2022; have a principal residence in Canada as of December 1, 2022; paid their own shelter (rent) in 2022; and have paid at least 30% of their 2021 adjusted net income on rent in 2022.

You do not need to have received the original Canada Housing Benefit to apply. This benefit does not reduce other federal income tested benefits such as Canada Child Benefit, Goods and Service Tax Credit or Guaranteed Income Supplement, however, it may affect Ontario Works (OW) and Ontario Disability Program (ODSP) Benefits. If you are an OW or ODSP recipient it is recommended that you contact your local office before applying for this benefit.

You can apply online at “[CRA My Account](#)” or “[My Service Canada Account](#)”; through an online application form found here - <https://apps.cra-arc.gc.ca/ebsi/uisp/hbw/ntr>; or by telephone at **1-800-282-8079**. In order to verify your identity you will need your social insurance number; full name; date of birth; complete address; notice of assessment, assessed tax return or ability to sign into [My CRA Account](#).

Applications must be submitted by Friday March 31, 2023.

New Tax Credit For People Over 70

Laurie Nuttall, Staff Lawyer, Fort Frances

In 2022, the Government of Ontario created the **Ontario Seniors Care at Home Tax Credit**, a new refundable tax credit for residents who:

- are over 70, and
- earn less than \$65,000 a year.

The tax credit lets people claim a refund of up to 25% of their eligible medical expenses up to \$6,000. The maximum credit is \$1,500.

Eligible medical expenses are the same as those claimed through the existing Ontario Medical Expense Tax Credit, and include such items as:

- attendant care
- assistive breathing devices
- dental, vision, and hearing care
- wheelchairs and electric scooters
- hospital beds and bathroom aids

Need Help? **CALL 2-1-1**

Rebekka DeCorte, Support Staff, Atikokan

WHAT IS 211?

211 is a multi-channel information and referral system. 211 is accessible to Ontarians 24/7 – 365 via:

- Telephone (**2-1-1**)
- Email (questions@211north.ca or gethelp@211ontario.ca)
- Online Chat (211ontario.ca)
- Online database of Human Services



211 provides free, confidential, multilingual access to information & referrals to the full range of community, social, health and government services. 211's Certified Community Resource Specialists assess each person's needs and connect them to the best available resources. 211 helps to navigate the complex network of human services quickly and easily, 24 hours a day, 7 days a week, in over 150 languages.

Website <https://211north.ca/>



**Supporting individuals and our community
by providing quality legal services.**

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Office Closures

Monday February 20, 2023 - Family Day

Friday April 7, 2023 - Good Friday

Monday April 10, 2022 - Easter Monday

Sub-Offices

We are not travelling to Red Lake and Ear Falls at this time. If you have any questions, please call our toll free number 1-800-403-4757.

April 12, 2023 is International Day of Pink

Tara Grant, Support Staff, Fort Frances

What is International Day of Pink? International Day of Pink is a day where communities across the country, and across the world, unite in celebrating diversity and raising awareness to stop homophobia, transphobia, transmisogyny, and all forms of bullying! Who started the International Day of Pink? The event started when two students at a Nova Scotia high school saw another student, who was wearing a pink shirt, being bullied in their school. They decided to show support for the student by getting everyone at their school to wear pink the following day. So now, every year, on the second Wednesday in April, people around the world are urged to put on a pink shirt to show their support.

This year as in prior years, the Northwest Community Legal Clinic will help promote International Day of Pink and continue to stand in solidarity with the 2SLGBTQIA+ community as they carry on their fight for equality and acceptance.

If you, your family or business would like to get involved, go to www.dayofpink.org to find out how you can help.

DISCLAIMER: These articles provide information only and are not to be considered as legal advice. Content reflects the laws that were current at the time of publication and the law may have since changed. Consult your community legal clinic or legal representative for legal advice on your specific situation.



Consider the environment...

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