



**FCJ REFUGEE CENTRE**

Shoulder to Shoulder, Side by Side

*Walking with Uprooted People for more than 30 years*



# Housing Benefits and Housing Search PART I

**Part I March 1st**

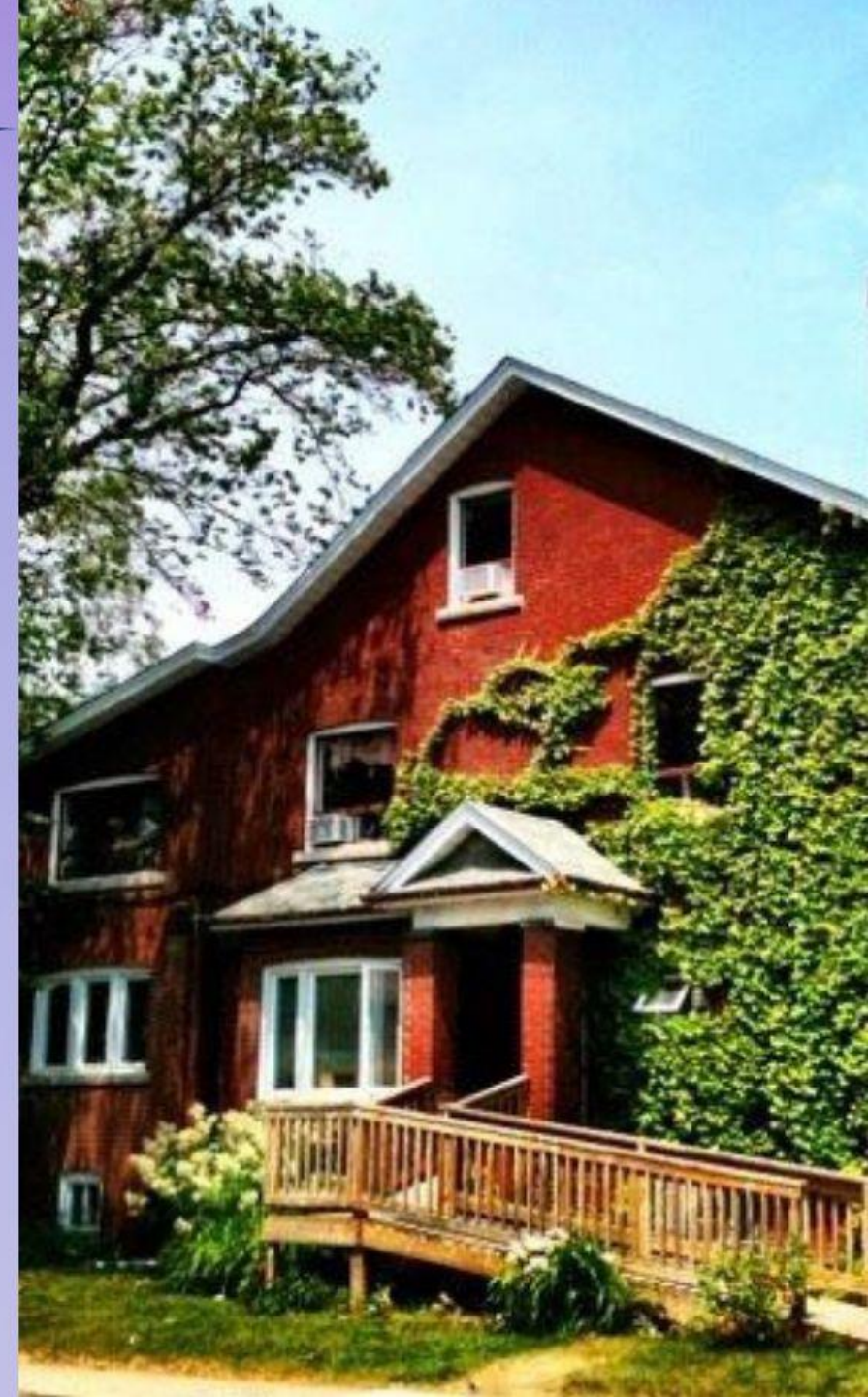
**Part II March 9th 10:30 am**

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Associate Director

This presentation is thanks to the support of



**The Law  
Foundation  
of Ontario**



# FCJ REFUGEE CENTRE SERVICES



## SETTLEMENT & INTEGRATION

- Shelter for women & kids
- Refugee housing hub
- Women's services
- Food distribution
- English Classes
- Clinic
- Youth
- Access to Education

## IMMIGRATION SUPPORT

- Refugee process
- Immigration orientation
- PRRA
- Refugee appeal
- H&C
- Sponsorships
- Work permit
- Etc.

## ANTI-HUMAN TRAFFICKING

- Migrants Workers Mobile Clinic
- Direct services to trafficked persons
- Migrant Women's Counter Trafficking Alliance
- Youth Alliance Against HT

## PUBLIC EDUCATION & NETWORKING

- Webinars/trainings sessions
- Borderless voices podcast
- Youtube channel videos
- Resources
- Country research
- Newsletter & annual reports



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[WWW.FCJREFUGEECENTRE.ORG](http://WWW.FCJREFUGEECENTRE.ORG)

# When to start Housing search?

- As refugee claimants in Toronto, the first two priorities for you and your family are immigration and finding permanent housing.
- Housing searches are challenging and can take time. So its important to start as soon as you are able to.
- When you are ready to start looking for an apartment, you should connect with housing worker for more information and support

# Housing Options for Refugees

1. A ***shelter*** for a newly-arrived refugee claimant (that can be obtained through Central intake or drop in at 129 Peter st).
2. A ***refugee house*** for a refugee claimant (There are about 31 Refugee houses in Ontario)
3. A **family/friend house**

# Types of Housing in Canada

- Houses, such as detached houses with property around them
- Semi-detached and townhouses where each house shares a wall with another
- Condominiums (condo)
- Rental apartments including apartments with 1-3 bedrooms.
- Bachelor units made up of a single room as a living area and bedroom.
- Rental rooms, which are usually large homes divided into private rooms you can rent.

# Some factors for Housing Search

- Price: things affecting the price; size, location, distance to transit etc.
- It is important you set a budget before you start looking.
- Location: is important to think about cost and what you can afford. Some areas of Toronto are more expensive than others.
- School and services are available in different areas and can be transferred. It is important to be open to moving out of area you are living in now.
- Are you open to moving out of Toronto? Sometimes housing outside Toronto are more affordable.

# Setting a Budget

- How much money will you receive each month?
- How much do you need for:
  - Food
  - Transportation
  - Phone
  - Other expenses.
- How much you will have for rent?
- Always check the rent amount listen on advertisement as they often varied when you call the landlord.

# Ontario Works allowance

Family size	Basic needs	Shelter	TCB	Total
single	343	390		733
single + child	360	642	230	1232
single + 2	360	697	460	1517
single + 3	360	756	690	1747
couple	494	642		1136
couple + child	494	697	230	1421
couple + 2	494	756	460	1710
couple + 3	494	815	690	1999



# OW: How much can you spend on Rent.

Family size	basic	housing	TCB	total	*85%	80%	75%
single	343	390		733	623.05	586.40	549.75
single + child	360	642	230	1232	1047.20	985.60	924.00
single + 2	360	697	460	1517	1289.45	1213.60	1137.75
single + 3	360	756	690	1747	1484.95	1397.60	1310.25
couple	494	642		1136	965.60	908.80	852.00
couple + child	494	697	230	1421	1207.85	1136.80	1065.75
couple + 2	494	756	460	1710	1453.50	1368.00	1282.50
couple + 3	494	815	690	1999	1699.15	1599.20	1499.25

# Where and How to search

- Ask your friends and relatives.
- Classified section of newspaper/online listings
- Facebook marketplace
- Go to areas you are interested in living and look for rental posted sign.

# Beware/Cautious of Scam.

- Be aware of false advertisements of apartment. Some listings online are not really available for rent.
- If someone is asking you for deposit money without offering you a viewing, be cautious. This could be spam.
- Be cautious if you can only contact the person through email, you should be speaking on phone before going to see a place.
- Remember, most of apartment buildings in Toronto are managed by companies and therefore you should be able to contact them through supervisor.

# After search: what Next?

- When you have found a place that you are interested in, call the number listed and/or email the person and ask for an appointment to see the apartment.

# Viewing the Unit/apartment

- Be on time (look for directions ahead of time)
- Be polite and respectful- there are probably lot of people looking at the apartment. It helps to maintain good impression.
- Bring someone with you.
- Ask if you can take pictures.
- Ask to test doors, light switches, toilet flush, electrical outlet if they are working.
- Ask what is included in the rent and what are the extra cost if any

# Gentle Reminder

- Remember sometimes rent includes utilities such as water, electricity, internet etc are extra cost that you will need to cover yourself.
- Always ask for clarification about this before applying for rental and after viewing the unit.

# Applying for the rental unit

- If you find a place where you want to live you, you will need to fill out an application to show your interest.
- Every application is slightly different but they often are ask questions about:
  1. Your personal information (Name, family members)
  2. Finances (Source of income)
  3. Work history in Canada (if any)
  4. An it may require a deposit at the time of application

# Required documents

- Landlord may ask you to provide following documents:
- ID (This might be a requirement but they are not allowed to ask about your immigration status)
- Proof of income (OW statement or employment letter)
- You may be asked to provide a guarantor.
- Someone who signs the lease with you to confirm rent payment will be made
- Landlords may ask you for other documents but you do not have to provide them. Such as your social insurance number (SIN), Bank Statements.



# Important

## ➤ **Information a landlord CAN ask you:**

- Your income and if you are working
- The number of people living in the unit and their names.
- If you smoke or have animals.

## ➤ **Information a landlord CANNOT ask you:**

- Your age
- Your sexual orientation
- Your immigration status
- Your religion
- Your health status (including pregnancy)

# Signing the Lease/Rental contract

- When landlord has approved your application you will need to sign a contract or lease.  
The agreement with the landlord that you will pay rent and utilities (if needed) on time and in a full amount.
- The lease should outline:
  - Monthly costs
  - Responsibilities of the tenant and landlord
  - Length of agreement
- Normally a lease runs for one year, but some contracts are month-to-month.
- If you are satisfied with the unit, you can stay past the one years and do not have to sign another lease.

# After you found your rental place:

You need a rental document/Lease/Rental agreement stating following information:

The name of the **owner**

The property address/unit

The name of the occupants (you)

The monthly rent

If you are asking for the last month deposit, you will need to apply for Housing Stabilization Fund.

Upload this document to ***My Benefits***

<https://mybenefits.mcscs.gov.on.ca/auth/login>

# Rights and Responsibilities

- As a tenant, you have both rights and responsibilities.
- You are responsible for:
  - Paying your rent on time every month
  - Keeping your unit clean and free of damage
  - Keeping noise levels low to respect the other tenants in the building.
  - Taking your garbage, compost, recycling outside or into a bin if applicable.

<https://www.toronto.ca/community-people/housing-shelter/rental-housing-tenant-information/rights-responsibilities-for-landlords-tenants/>

# Moving out...

- You must give 60 days written notice if you are planning to move out.
- Your landlord must give you 60 days written notice if they are asking you to move out (there are some exceptions to this)

# **Ontario Housing Benefits and Housing Research Part II on March 9<sup>th</sup> at 10:30 am**

1. COHB (Canada-Ontario Housing Benefit)
2. Subsidized Housing
3. Priority Housing-Survivors of Domestic Abuse/Human Trafficking.

## Connect with us



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