

Temporary Eviction Moratorium and Rent Adjustment Notification

Temporary Eviction Moratorium

BC Housing is asking for your cooperation in putting in place a temporary moratorium on evictions of tenants in subsidized and affordable housing during the COVID-19 outbreak.

BC Housing is committed to preventing eviction of tenants and always considers eviction a last resort. Where possible, BC Housing assists tenants in sustaining their housing during periods of instability. Tenants in many subsidized and affordable rental buildings are low income households who, if evicted, would likely experience difficulties obtaining housing either in alternate affordable housing or in the private market. As you are aware, many tenants in subsidized housing are particularly vulnerable and face a combination of challenges in addition to their need for housing; it is probable that evictions would tax other social services. This is particularly true at this time, in light of the current COVID-19 situation.

As such, BC Housing is requesting that, until further notice, your organization not issue any Notice to End Tenancies for non-payment of rent.

The process of applying for a rent reduction will be streamlined for those tenants who have lost income as a result of COVID-19. More information is provided below. If there are circumstances where a tenant is in rent arrears, those situations can be reviewed after the crisis is over.

In instances where a tenant behaviour is threatening the life, health or safety of others, or putting tenants or staff in imminent danger, we ask that you complete a full management review and take all circumstances into consideration before deciding to proceed with eviction. This should include the circumstance around the behaviour, risk to tenants and staff, as well as the increased restrictions on alternative housing and access to temporary shelters as a result of COVID-19.

Temporary Rent Adjustment Rules

As we are all aware, many British Columbians are experiencing a loss of employment income as a result of COVID-19. Effective April 1, 2020, Rent-Geared-to-Income tenants, subsidized through an agreement with BC Housing, can apply for a rent re-calculation as a result of loss of employment income with the following criteria:

Any tenant whose household income is in full, or in part, from employment can apply for a rent adjustment if they experience a reduction or loss of employment income as a result of COVID-19.

- Adjustment can be made for the next rent roll, no need for a minimum income decrease or proof that the decrease is permanent.
- Rent reduction can be processed for three months.
- To help both tenants and providers practice social distancing and to streamline the process, the following will apply:



- No signature required on Application for Rent Subsidy form. Print out form (paper or from Housing Connections database), write COVID-19 adjustment in the signature block.
- Income proof waived, based on self-declaration, no proof required.
 - If applying for Employment Insurance, based on 55% of previous Employment;
 - If not eligible for income assistance, may be eligible for the Emergency Care Benefit from the federal government, based on 55% of previous Employment.
 - If actual income is less than our estimate, they can provide proof at a later date and a further adjustment can be processed.
 - If applying for income assistance and household has no other income, the first month can be based on the minimum rent in order to provide time for MSDPR to process the application, then the second and third month should be the Flat Rent.
- Please enter into Housing Connections if your organization uses online rent calculation, or forward the form to BC Housing for entry.
- Keep a copy in tenant file.

In order to track costs related to COVID-19, we ask that you keep a simple spreadsheet to track all adjustments and forward to BC Housing upon request once the crisis has passed.

SAMPLE:

Building Name			Provider Name	
Unit #	Tenant Name	Effective Date	Previous TRC	New TRC

Important Notice: If some, or all, of your household income comes from employment and, as a result of COVID-19, your employment income has stopped or decreased, please call our office at the number below to discuss options for a rent reduction or other solutions.

Phone # _____