

	Rent Subsidy Agreements with the City of Hamilton					
	Canada-Ontario Community Housing Initiative (COCHI)	Homelessness Prevention Program (HPP)	Ontario Community Housing Assistance Program (OCHAP)	Commercial Rent supplement *	Municipally funded Rent Supplement	New 7.1 Housing Provider Operating Agreement
'Normal relationship' between landlord and rent supplement tenant / rent supplement tenant to be treated as other tenants	✓	✓	✓	✓	✓	✓
Provider must prepare and execute a lease, in its standard form	✓	✓	✓	✓	✓	✗
Property and structures thereon are in conformity with applicable law (e.g., zoning, building code, fire code, occupational health and safety...)	✓	✓	✓	✓	✓	✓
Rent supplement units and building are clean, fit for habitation and in a satisfactory state of repair and in compliance with applicable building & fire code requirements	✓	✓	✓	✓	✓	✓
Property is in good repair and in compliance with the provisions of the Service Manager's Property Standards By-law	✓	✓	✗	✗	✓	✓
Appliances included in full unit rent: heat, water, hot water, refrigerator and stove	✓	✓	✗	✗	✓	✗ not included in rent but agreement

Service Manager may cancel any further rent supplement payments or portion thereof under the Agreement	✓	✓	✓	✓	✓	✓
Service Manager may provide the Landlord with an opportunity to remedy the Event of Default	✓	✓	✗ Not explicitly stated but is an option	✗ Not explicitly stated but is an option	✓	✓
Service Manager may suspend or discontinue rent supplement payments or portion thereof for such period as the Service Manager deems appropriate	✓	✓	✓	✓	✓	✓
Service Manager may demand the repayment of any Rent Supplement payments paid to the Landlord by the Service Manager following the date of the event of default	✓	✓	✗	✗	✓	✓
Service Manager may terminate the Agreement	✓	✓	✓	✓	✓	✓ with exit agreement
Service Manager may access records/conduct audit	✓	✓	✗	✗	✓	✓
Service Manager may investigate/inspect property/units	✓	✓	✗	✗	✓	✓
The Owner shall permit the rent supplement tenants occupancy until their tenancy is terminated or until they cease to qualify for rent supplement program benefits, whichever first occurs, under the same conditions as to the payment of the rent supplement by the Service	✗	✗	✓	✓	✗	✗

manager and the Agreement shall remain binding on both parties, as if it were still in force						
The Service Manager may perform the obligations of the Provider	X	X	X	X	X	✓
The Service Manager may exercise any of the powers or perform any of the duties of the Provider under this Agreement	X	X	X	X	X	✓
The Service Manager may appoint or seek the appointment of a manager and/or a receiver	X	X	X	X	X	✓
Remove some or all of the directors or the deemed directors of the Provider/ Appoint individuals as directors of the Provider	X	X	X	X	X	✓
Require specified individuals connected with the Project to receive training	X	X	X	X	X	✓

*review of Commercial Rent Supplement based on review of OCHAP agreement as both use the same template