

## **1. Authority**

1.1. This Policy is issued under the authority of the Yukon Housing Corporation (“YHC”) Board of Directors.

1.2. The *Housing Corporation Act*, RSY 2002, c. 114:

4(2) Without restricting the generality of subsection (1), the corporation may undertake, carry to completion, or assist in the provision, development, maintenance, and management of housing

(a) generally;

(b) for families and individuals;

(c) for employees of the public service;

(d) for students;

(e) for senior citizens; and

(f) for families and individuals receiving social allowances or social assistance.

1.3. Section 4 of the *Residential Landlord and Tenant Act* applies: “Despite the *Age of Majority Act*, a person who has not reached the age of 19 years may enter into a Tenancy Agreement as a tenant, and the Tenancy Agreement, this Act and the regulations are not unenforceable by and against that person by reason only of the fact that the person has not reached the age of 19 years”.

## **2. Application**

2.1. This policy applies to YHC housing units rented out under the Rent Geared to Income Housing Program (the “Program”).

## **3. Purpose**

3.1. The purpose of this Policy is to explain the minimum age of eligibility under the program for the purposes of the Rent Geared to Income Tenancy Agreement.

3.2. The purpose of this policy is to assist in providing independent living for applicants under the age of 19 with the maturity to live independently.

## **4. Definitions**

In this policy,

4.1. “Housing Manager” means a Yukon Housing Corporation Manager, a Tenant

Relations Officer, or a community Housing Manager.

4.2. “Tenancy Agreement” means the agreement between the tenant and Yukon Housing Corporation for possession of residential premises;

4.3. “Tenant” means a person who has been granted a temporary right of occupancy, subject to the terms of the Tenancy Agreement.

## **5. Policy**

5.1 YHC shall give case-by-case consideration to applications from persons under the age of 19 years at the request and recommendation of the Department of Health & Social Services.

## **6. Eligibility**

6.1 In order to be eligible under this policy, applicants who are under 19 years of age at the time of application must provide a letter of request and recommendation from the Government of Yukon Department of Health & Social Services.

6.2 Applications received from applicants under 19 will not be considered without the letter of support from Health and Social Services.

6.3 Applicants who are under the age of 19 must meet all other standard YHC Rent Geared to Income Housing Program eligibility criteria.

## **7. Process**

7.1 Applicants under the age of 19 applying for the Rent Geared to Income Housing Program must include with the application a letter of request and recommendation from Health and Social Services.

7.2 Once the application is received, it will be reviewed by the Director of Housing Operations before going to the local Housing Advisory Board for consideration.

7.3 Only those applications with a letter of request from Health and Social Services will be considered complete and taken to the local Housing Advisory Board for approval.

## **8. Tenancy:**

8.1 Should issues arise concerning the tenant relating to any form of breach of tenancy or any other area of concern identified by the Housing

# Yukon Housing Corporation

## Policy – Minimum Age of Eligibility



Manager, the Housing Manager shall contact the tenant to ensure they are not in need of support services for living independently.

- 8.2 The Housing Manager shall work to contact the tenant and remedy the breach of tenancy or refer the tenant to the appropriate support services available to individuals under the age of 19. The Housing Manager shall provide reasonable opportunity for the tenant to remedy the breach.
- 8.3 In cases where there is a substantial breach of the Tenancy Agreement and YHC cannot contact the tenant; or if the tenant is unwilling to remedy the breach of tenancy, the Housing Manager shall apply the approved YHC policies and guidelines for dealing with the particular breach.
- 8.4 The tenant will be afforded all appeal rights given to all Rent Geared to Income Housing Program tenants. The Housing Manager will make all attempts to ensure the tenant fully understands the appeal process and the implications of the Notice to Terminate their tenancy.

<b>YHC APPROVAL</b>	<i>Effective Date:</i> January 1, 2016	<i>Version:</i>
	<i>Chair, YHC Board of Directors</i>	<i>YHC President</i>
	<i>Approval: (original signed)</i>	<i>Approval: (original signed)</i>