



End of Operating Agreement

What it means to providers



ONPHA

Ontario
Non-Profit Housing
Association

Federal Operating Agreement: Changes

- Mortgage is paid off (in most cases)
- Federal interest write-down subsidy ends
- No longer required:
 - Budget approval by Service Manager
 - Requirement to charge low end of market rents
 - Rules for internal RGI, if applicable (PNPs)
 - Restriction on borrowing money
 - Approval from Service Manager to sell buildings



Federal Operating Agreement: Changes

- Residential Tenancies Act exemptions for social housing end
- No above-guideline increases for in situ tenants without application to Landlord and Tenant Board
- Requirement to lower rents if property tax decreases will apply
- Subletting and assignment will be allowed subject to approval of the landlord



Federal Operating Agreement: Stays the Same

- If there is a SHRRP agreement with the Service Manager, it may extend some requirements beyond the end of the operating agreement
- Housing provider is still a non-profit corporation under the Corporations Act/Not-For-Profit Corporations Act
- Dissolution rules
- Annual meetings of members to:
 - appoint auditors
 - approve financial statements
 - elect board
 - approve by-law changes



Federal Operating Agreement: Stays the Same

- All legislation affecting housing providers still applies
 - Occupiers' Liability Act
 - Fire Code
 - Occupational Health and Safety Act
 - Human Rights Code
 - Accessibility for Ontarians with Disabilities Act
 - Residential Tenancies Act
- The fiduciary responsibilities of the board of directors remain the same

