

# Rent Obligations During **COVID-19.**

On March 19, 2020, the Ontario government put an order in place that stops all evictions until court and tribunal offices open again. During the COVID-19 emergency, the Landlord and Tenant Board (LTB) is not scheduling eviction hearings for rent arrears, and Sheriff's offices are not doing evictions for rent arrears.<sup>1</sup> However, tenants are still required to pay rent.

## **Rent is Still Due.**

Even though evictions are stopped for a while, you will most likely have to get caught up on your rent eventually, even if you have lost income because of COVID-19.<sup>1</sup>

Failing to pay rent is a breach of the law and your lease. When tenants owe rent, landlords may give them an eviction notice and apply to the LTB for an eviction order. While the LTB is not now scheduling eviction hearings, it will do so eventually. And while the Sheriff is not now enforcing eviction orders, it will do so eventually. So tenants who have not paid their rent during the COVID-19 crisis risk being evicted.

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<sup>1</sup> This passage is taken verbatim from "Steps to Justice" website <http://www.stepstojustice.ca/questions/housing-law/i-couldn%E2%80%99t-pay-rent-month-and-my-landlord-threatening-evict-me-what-can-i-do>

# What to Do:

## During the COVID-19 crisis:

1. Tenants should pay their rent.
2. If tenants do not have the full rent, they should pay as much of it as they can.
3. Tenants should insist on a rent receipt when paying rent.
4. Tenants who receive eviction notices, or face any other eviction threats, should contact **Kingston Community Legal Clinic** at 613-541-0777, ext. 0.
5. Tenants on Social Assistance struggling to make payments should contact **Housing & Social Services** at 613-546-2695, ext. 4900.

There are resources available for tenants who are struggling financially:

- [kclc.ca](http://kclc.ca)
- [Unitedwaykfla.ca/covid-19](http://Unitedwaykfla.ca/covid-19)
- [CityofKingston.ca/resident/covid-19/tenant-info](http://CityofKingston.ca/resident/covid-19/tenant-info)
- [StepsToJustice.ca/covid-19](http://StepsToJustice.ca/covid-19)
- [Canada.ca/en/revenue-agency/services/benefits/apply-for-kerb-with-cra.html](http://Canada.ca/en/revenue-agency/services/benefits/apply-for-kerb-with-cra.html)
- [svdpkingston.com](http://svdpkingston.com)
- [KingstonFoodbank.ca](http://KingstonFoodbank.ca)



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Lennox and Addington

