

## **CRC Self Help Inc.**

### **Eviction Prevention**

#### **Philosophy**

Housing is one of life's essentials. When a person doesn't have a place to live, the focus is on survival, not improvement. By having a place to live, residents are in a better position to approach other aspects of their lives that they would like to give their attention. Sometimes unexpected life events or personal challenges can interfere with a resident's ability to fulfill the responsibilities required to be met in order to sustain their housing. When a resident's housing is at risk, CRC Self Help supports him/her in taking steps to prevent loss of housing.

#### **Policy**

CRC Self Help is committed to keeping evictions to a minimum. Many people living in CRC Self Help have no other option for affordable, safe and secure housing. CRC Self Help recognizes this and commits to working with residents to ensure eviction is a last resort.

#### **Procedure**

A resident's housing becomes at risk when a resident does not pay their rent on time and/or if a resident (or their guest) behaves in a manner that interferes with the reasonable enjoyment of the household, causes damage to their home, or undermines the safety and puts at risk either mentally or physically the other residents of the house.

In order to assist house members in keeping their housing, CRC Self Help practices the following eviction prevention measures:

- 1) Reasonable and feasible arrears payment plans.
- 2) If an arrears issue is brought before the Landlord and Tenant Board, CRC Self Help utilizes the services of the Board adjudicators in order to assist resident and CRC Self Help in resolution.
- 3) If a resident's conduct is disruptive to the house, CRC Self Help works with the resident to develop a housing plan that has attainable goals so that the resident maintains their housing.
- 4) CRC Self Help offers mediation services for residents experiencing conflict with another house mate or if the house members collectively are disrupted by a resident's individual behavior.

## **Why should a resident co-operate with eviction prevention assistance?**

Access to safe, secure and affordable housing is difficult and usually involves a very long wait. It is in the resident's best interest to co-operate with the assistance of CRC Self Help to avoid possible homelessness. As well, the approaches that CRC Self Help take to assist residents further empowers them to have control of their housing and learn life skills to maintain their housing.

## **What happens if.....**

If a resident refuse to co-operate with attempts to assist him/her to keep their housing, an application to evict the resident will be submitted to the Landlord and Tenant Board.

If a resident does not uphold agreements established to resolve the issue that is putting their housing at risk, the resident will be considered to be in violation of trust and an application to evict the resident will be submitted to the Landlord and Tenant Board.

The housing worker is responsible for the follow-up on the legal work for the eviction. Sometimes, residents will be required to be part of the legal proceeding regarding an eviction in their house.

If an eviction cannot be prevented, the Facilitative Housing Worker involved will work with the resident to coordinate the transition.