

Policy

Subject: Mandatory Tenant Insurance

Policy Number: 2021-06

Effective Date: November 2, 2023

Approved by: NCHC Board of Directors

Reviewed by: NCHC General Manager

Purpose

The purpose of this policy is to put in place a mandatory content and liability insurance policy requirement for all tenants of Northumberland County Housing Corporation (“NCHC”). Content and liability insurance is often referred to as tenant insurance. Adequate tenant insurance coverage ensures that in the event of a fire, flood, theft, or other emergency, tenants are protected from the loss of personal effects and liability costs.

Overview

The lack of appropriate tenant insurance during an emergency often has a significant financial impact on a tenant. Financial impacts may include costs associated with:

- Securing temporary accommodations
- Replacing personal belongings
- Repairing NCHC property
- Liability for damage caused to other people’s property

- Legal expenses incurred in administering a claim

Mandatory tenant insurance will support tenants in times of emergency to temporarily stabilize and/or recoup expenses incurred as a result of an incident.

Procedure

The *Residential Tenancies Act, 2006* governs the landlord and tenant relationship. Specific details relating to the tenancy are outlined in the lease.

All new leases will have a provision requiring tenants to purchase and maintain a valid tenant insurance policy. The tenant insurance requirement will be phased in as units turn over. Leases with existing tenants will remain without the tenant insurance requirement as the lease cannot be changed without the tenant's consent.

Existing Tenants

All existing NCHC tenants are encouraged to obtain tenant insurance.

Tenants in receipt of social assistance will be encouraged to maintain tenant insurance where there is room within their social assistance shelter allocation.

Existing Tenants Signing New Leases

From time to time, existing tenants are required to sign new leases (e.g. transferring to a new unit or adding members to the household). In cases where a new lease is signed, tenants will be required to obtain valid tenant insurance.

Prospective/New Tenants

Prospective tenants are required to provide proof of a valid tenant insurance policy at the time of lease signing. A prospective tenant who refuses to purchase and maintain tenant insurance will not be approved to become a NCHC tenant.

Enforcement

All tenants are required to submit verification of their tenant insurance policy on an annual basis by providing NCHC with a Certificate of Insurance at the time of their annual renewal for RGI. Market rent tenants are also required to submit proof of tenant insurance on an annual basis, at a schedule determined by NCHC.

If a tenant fails to provide a copy of the Certificate of Insurance, NCHC will advise the tenant of the lease requirement and obligation to maintain insurance throughout the duration of their tenancy.

The continued failure to provide proof of valid tenant insurance may result in NCHC applying to end the tenancy through the Landlord Tenant Board based on a violation of the lease agreement.

Repealed Policy

2008-08PM Tenant Insurance

Legislative Authority