

Instruction for Guarantors: Market/Affordable Rent Applicants

Applicants who do not qualify for a market unit may qualify by providing a guarantor.

If the applicant is trying to qualify by providing a guarantor, the guarantee form must be submitted with the applicant form. If the information noted below in bold is not provided on the guarantor form or the required documents are not provided, the application will be returned to the applicant as incomplete

Please fill in all of the guarantee form, except for the address, the rent of the Toronto Community Housing unit and the notarization section at the end of the form. When the applicant accepts a unit with Toronto Community Housing, the address and the rent will be filled in and the guarantor will be required to get the form notarized by a Commissioner of Oaths, a Notary Public, a Solicitor, or Justice of the Peace. The notarized form must be provided at the same time as the last month's rent (LMR) deposit.

Guarantors must:

- Be legal residents of Ontario
- Keep Toronto Community Housing informed of their current address and phone number.
- Provide income verification along with the application. The income verification requirements are the same as those on the Application for Market Rent Accommodation
- **Provide verification along with the application.** Housing costs are the rent or mortgage payments, plus taxes. Rent verification must indicate whether the utilities are included or not
- **Indicate on the form whether they have sought independent legal advice**

If adults will be sharing a unit and a guarantor is required, each adult without a rental history of paying the full market rent will require a guarantor. Adults with a rental history must still have the same income as they had during the qualifying rental history period.

Toronto Community Housing may do a rent check and/or credit check of the guarantor. If either is unsatisfactory, Toronto Community Housing may not accept the guarantor.

Guarantee Application

To: Toronto Community Housing Corporation

Subject: Toronto Community Housing Corporation lease to: _____

(The Tenant) of a _____ bedroom unit at a maximum current rent of
\$_____ per month.

Address: Apt. _____ at _____

For good and valuable consideration including Toronto Community Housing Corporation entering into the lease referred to above (the receipt and sufficiency of which is acknowledged by me), I agree with the Toronto Community Housing Corporation and make representation and acknowledgements to the Toronto Community Housing Corporation as follows:

1. I guarantee to pay the Toronto Community Housing Corporation all amounts which shall become due and payable from time to time by the Tenant to you arising out of or related to the above lease or any extension or replacement of the lease within 15 days of a written notice/demand.
2. I acknowledge and agree that as of the date of this Guarantee, the address of the building and the apartment being leased by the Tenant are not known and have therefore not been inserted above next to the heading "Address:".
Notwithstanding that fact, I acknowledge and agree that this Guarantee is valid and enforceable and I hereby irrevocably authorize and direct the Toronto Community Housing Corporation to act as my attorney and insert the missing information next to the heading "Address:" as soon as this information is available and to provide me with a copy upon the consent of the Tenant.
3. The Guarantee shall continue to apply even if there is an increase in the current rent of \$_____ per month which the Tenant shall be required to pay because Toronto Community Housing Corporation has raised the rent. Toronto Community Housing Corporation will provide me with a copy of the notice of increase upon the consent of the Tenant.
4. This guarantee shall continue to apply even if the Toronto Community Housing Corporation should give the Tenant an extension to pay rent arrears.
5. The Toronto Community Housing Corporation shall not be required to start or to complete any legal proceedings against the Tenant to recover rent arrears or any other amounts in order to be entitled to payment by me.
6. I understand that legal proceedings, including small claims court action, may be initiated against me in order to collect any payments due under this Guarantee
7.
 - a. My home address is: _____

- b. My home telephone number is: (_____)_____
 - c. My driver's license number is: _____
 - d. My employer's name is: _____
 - e. My employer's address is: _____
8. My yearly gross income is: \$_____ Social Insurance Number (*optional): _____
9. My monthly rent or mortgage payment is \$_____ Date of Birth: _____
10. I am capable of meeting the obligations which I am undertaking in this Guarantee and all my other current financial obligations.
11. I hereby authorize the Toronto Community Housing Corporation to conduct a credit bureau search of me in order to verify the information contained in this Guarantee.
12. I understand that the use of my Social Insurance Number is for identification purposes only.
13. I understand that the use of my Social Insurance Number is for identification purposes only.
14. I am the _____ of the Tenant.
15. I hereby undertake to provide the Toronto Community Housing Corporation with the following in a timely fashion:
- a. my future home address if I should move
 - b. my future home telephone number if I should move: and
 - c. the name and address of any future employer(s) if I should change my place of work.
16. I am fully aware that this Guarantee provides no direct benefit to me and it exposes me to personal risk.
17. I am at least eighteen (18) years of age.
18. I acknowledge that I have been given a copy of the Toronto Community Housing's lease form to read, that I have read it, and that I understand it.
19. The guarantee remains in force for the life of the tenancy or until revoked by mutual agreement of the guarantor, the tenant and Toronto Community Housing
20. **Cross out either 18 (a) or (b)**
- a. I acknowledge that I have been advised by the Toronto Community Housing Corporation to seek independent legal advice before signing this Guarantee. However, I fully understand the consequences of this document and, notwithstanding the Toronto Community Housing Corporation's advice; I have chosen not to seek independent legal advice. I acknowledge and agree that by signing this document, I consent to it constituting a waiver of independent legal advice.
 - b. I have obtained independent legal advice. Attached to this Guarantee is the certificate of independent legal advice which I have obtained with respect to this Guarantee.

21. This guarantee embodies the entire and final agreement between the guarantor, the tenant, and Toronto Community Housing Corporation hereto relative to the guarantee. Neither the guarantor, the tenant, nor Toronto Community Housing Corporation shall be bound by any previous statement, representation, warranty, promise, condition, collateral agreement, or other term, express or implied, made by any person relative to this guarantee which is not expressly set out herein. No alteration, amendment, addition, or revision to this guarantee shall be binding upon the guarantor, the tenant, or Toronto Community Housing Corporation unless mutually agreed in writing and signed by the guarantor, the tenant, and Toronto Community Housing Corporation or their duly authorized representatives.

Dated at Toronto this _____ day of _____ 20_____.

Witness Signature:

Guarantor Signature:

Name (Print):

Name (Print):

IN THE MATTER OF _____ (The Tenant)

And in the matter of the Toronto Community Housing Corporation

AFFIDAVIT OF THE GUARANTOR

I, _____, OF THE City of _____,
in the Municipality of _____, MAKE OATH AND SAY
AS FOLLOWS:

1. I am the _____ of
_____ applicant for a Toronto Community
Housing Corporation unit.
2. The facts contained in paragraphs 7, 8, 9, 10, 13, 14, 15, 16 and 19 of the
Guarantee are true.
3. I make this affidavit for the purpose of enabling the Toronto Community
Housing Corporation to facilitate the Tenant's request for housing and for no
other or improper purpose.

SWORN BEFORE ME at the City)

of Toronto, in the Province of Ontario)

this day of 20____)

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)

)

A Commissioner, etc.

Guarantor: