

Current PLRS Landlords

Civida administers Private Landlord Rent Supplements (PLRS) on behalf of the Government of Alberta.

The Private Landlord Rent Supplement program is governed by the *Rent Supplement Regulation* and the *Social Housing Accommodation Regulation*.

The program is administered within the City of Edmonton and in the following municipalities:

- Barrhead
- Bon Accord
- Clyde
- Duffield
- Fort Assiniboine
- Fort Saskatchewan
- Gibbons
- Holden
- Innisfree
- Josephburg
- Legal
- Mannville
- Morinville
- Newbrook
- Radway
- Redwater
- Ryley
- Sherwood Park
- Smoky Lake
- Spedden
- Spruce Grove
- St. Albert
- Stony Plain
- Thorhild
- Tofield
- Vegreville
- Vilna
- Waskatenau
- Westlock

Requirements

Landlords must complete a subsidy claim form monthly and submit it to Civida before they beginning of the month in order to receive subsidy payments.

Landlords are not permitted to charge for the administration of the PLRS unit their housing.

If a landlord has failed to submit their agreement or addendum, all future subsidies to that landlord shall be placed on hold until received.

The landlord must allow Civida to periodically inspect the property during the term of the operation agreement.

The landlord must keep the property and unit(s) in good repair and rentable condition.

Landlords cannot increase the market rent more than once a year. Landlords must inform Civida if they intend to increase market rents for PLRS units.

Renewing PLRS Operating Agreements

Civida may renew an exiting operation agreement when the initial agreement expires based on the following:

- After a satisfactory inspection to ensure the PLRS unit(s) remain at required standards.
- After reviewing market rents contained in the PLRS agreement.
- The landlord wishes to continue participating in the PLRS program.

Civida will mail the addendum to the operation agreement to the landlord 3 to 4 months before the current agreement expires. This allows for us to complete an inspection and sign the addendum to extend the operation agreement.

Adding or Removing PLRS Units

A unit may be added to the PLRS program by existing PLRS landlord at their request if there is funding available, if there is a need for more PLRS units, and the housing accommodation meets required standards.

A unit may be removed from the PLRS program if the following occur.

- The unit is vacant for longer than two (2) months.
- The tenant has given their notice to terminate and the landlord does not want to continue participation
- The unit fails an inspection
- There is insufficient funding to continue the PLRS agreement

Ending PLRS Operating Agreements

Civida may terminate an operation agreement with a landlord if:

- The property is in such a state that simple repairs shall not address the problems identified in inspection
- If the landlord no longer wishes to participate in the program
- If the building is being closed or the program is no longer funded
- For any of the other reason(s) stated in the operating agreement

Civida will make all efforts to find a PLRS recipient a new unit when a landlord discontinues their participation in the program if Civida terminates the operation agreement.

The Private Landlord Rent Supplement program is closed to new applicants and remains available for existing agreements only. All agreements will expire by 2029. Current recipients may transition to Rent Assistance Benefit (RAB) if they remain eligible. Please contact Civida if you have more questions.