

PLRS Landlords – What You Need to Know

Civida provides 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. This program is administered within the City of Edmonton and these municipalities:

- Barrhead
- Bon Accord
- Clyde
- Duffield
- Fort Assiniboine
- Fort Saskatchewan
- Gibbons
- Holden
- Innisfree
- Josephburg
- Legal
- Mannville
- Morinville
- Redwater
- Ryley
- Sherwood Park
- Smoky Lake

The Private Landlord Rent Supplement program is closed to new applications 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.

- Spedden
- Spruce Grove
- St. Albert
- Stony Plain
- Tofield
- Vegreville
- Vilna
- Waskatenau
- Westlock

Recipient households live in the private rental market and pay an affordable rent to their landlord. Civida pays a monthly rent supplement amount to the landlord to compensate for the difference between the tenant's affordable rent and the agreed market rent.

How does the PLRS program work?

Prospective PLRS recipients apply to Civida and are assessed as eligible for social housing under the Social Housing Accommodation Regulation. Households with the highest priority who have applied for the PLRS program will be referred to landlords with available units. The landlord can go through their own approval process for tenants in addition to Civida's approval process.

Both the prospective PLRS recipient and the landlord must agree on the placement. If they agree, the landlord and the recipient sign a residential tenancy agreement together. The residential tenancy agreement must include the PLRS Addendum to the Tenancy Agreement. A copy of the addendum must be sent to Civida.

Civida will calculate the portion of the rent for which the tenant is responsible and notify both the PLRS recipient and the landlord. PLRS recipients pay 30% of their total monthly household income or core shelter rates from Alberta Income Support. The PLRS recipient is responsible for paying their portion of the rent directly to the landlord.

The landlord must complete a claim form every month for the difference between the PLRS recipient's rent and the market rent. Civida will provide a rent supplement to the landlord for the difference.

How can I participate as a landlord?

Civida is no longer accepting new landlord applications.

Renewing PLRS Operating Agreements

Civida may renew an existing operating agreement when the initial agreement expires:

- after a satisfactory inspection to ensure the PLRS units remains at required standards and,
- after reviewing market rents contained in the PLRS operating agreement; and,
- there is still funding available for the operating agreement; and,
- the landlord wishes to continue participating in the PLRS program.

Civida will mail the Addendum to the Operating 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 operating agreement.

Adding or Removing PLRS Units

No new units are being added as the PLRS Program is set to expire in 2029.

A unit may be removed from the PLRS program if:

- the unit is vacant for two (2) months, or
- the tenant has given their notice to terminate, and the landlord does not want to continue participation
- the unit fails an inspection, or
- there is insufficient funding to continue the PLRS arrangement.

Ending PLRS Operating Agreements

Civida may terminate an Operating Agreement with a landlord if:

- the property is in such a state that simple repairs shall not address the problems identified in an inspection.

- If the landlord no longer wishes to participate in the program.
- If the building is being closed.
- For any of the other reasons state in the Operating Agreement.
- The program is no longer funded.
- If the designation (specific funding) is removed by the Minister under the *Rent Supplement Regulation* Section 3.

Civida will make all efforts to move a PLRS recipient when a landlord discontinues their participation in the program or if Civida terminates the Operating Agreement.