

PAL Stratford

P. O. Box 23040
Stratford, ON, N4A 7V8
info@palstratford.org



Residential Rental Application

Professional Arts Lodge or PAL Stratford is a voluntary charitable organization dedicated to the provision of safe affordable housing to qualifying senior Canadian professional artists and arts associates

About Our Property

The five apartments in our heritage home at 101 Brunswick Street are offered at 80% of the average rent for this area, in accordance with City of Stratford Social Services guidelines. Each of the four one- bedroom apartments and one studio unit is a different size and floor plan.

The building is **not** accessible; **stair access only to all units.**

PAL Stratford holds other activities at this location, in common rooms and spaces that are available to both tenants and members of PAL Stratford.

Are You Eligible to Apply?

Applicants must be 55 years of age or older, or, if disabled 50 years of age or older.

Do you live with a disability that would entitle you to apply for residence at PAL Stratford?

Yes No If yes, please define according to Appendix C on Page 9: _____

Applicants must qualify as Canadian professional artists or arts associates as per Appendices A or B.

The combined income of **all occupants of a unit** must not exceed the annual limits established by the City of Stratford Social Services. While this application reflects the rental rates and income limits in effect at the time of submission, these amounts are subject to review and may change in the future. The current annual income limits and monthly rental rates are:

- One-bedroom: **income not to exceed \$46,000**; monthly rent \$750.00 (incl heat/water only)
- Studio: **income not to exceed \$32,000**; monthly rent \$600.00 (incl. heat/water only)

The combined assets limit of **all occupants of a unit** must not exceed the maximums established by the City of Stratford Social Services. The current asset maximums are:

- Age 55 – 64, or age 50 - 64 with a disability: total assets must not exceed \$100,000
- Age 65+: total assets must not exceed \$200,000

Who Is Not Eligible to Apply?

We are unable to accept applications from Province of Ontario MPPs, City of Stratford Councillors or any member of a City of Stratford agency, board or commission or an employee of PAL Stratford.

How to Apply?

Email your completed and signed application and detailed information about your professional arts career to applications@palstratford.org or mail to: Tenant Selection Committee, PAL Stratford, PO Box 23040 Stratford PO Main, Stratford ON N5A 7V8.

LET US KNOW...

Which type of apartment: <ul style="list-style-type: none"> <input type="checkbox"/> One bedroom <input type="checkbox"/> Studio <input type="checkbox"/> Either 	Do you have a pet? <ul style="list-style-type: none"> <input type="checkbox"/> Yes _____ <input type="checkbox"/> No
Do you require parking? monthly fee \$20 per spot <ul style="list-style-type: none"> <input type="checkbox"/> Yes <input type="checkbox"/> No 	Make, model: License plate #
How did you hear about PAL Stratford?	

EMPLOYMENT HISTORY

	Are you currently retired? Yes (Y) No (N)			
	Most recent employers	City	Job title	Years
1				
2				
3				
4				
5				

CRIMINAL BACKGROUND CHECK AUTHORIZATION

Do you consent to a criminal check?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is there anything that we may find in our criminal check that you want to comment on?		

Rental History

Current Residence	
Current Address:	
How long have you lived at this address?	
Landlord's name:	
Landlord's phone number:	
Reason(s) for leaving this property:	

Previous Residences (5 year history)						
	Address	City	Postal Code	Years at address	Landlord name	Landlord phone #
1						
2						
3						

Have you ever been evicted from a rental residence? Yes No

Have you missed two or more rental payments in the past 12 months? Yes No

Have you ever refused to pay rent when due? Yes No

Have you ever been party to an action before the LTB? Yes No

Have you lived in other accommodation administered by Social Services? Yes No

If you have answered YES to any of the above, please describe the circumstances:



PROOF OF INCOME

Please declare all sources of income, using the following tables. Applicants will need to provide copies of Income Tax Returns, or Notices of Assessment, along with other statements as required.

Source of Income	<input type="checkbox"/> Monthly	<input type="checkbox"/> Annually	Applicant	Co-Applicant
Gross employment income before deductions (T4)			\$	\$
Self-employment income			\$	\$
WSIB benefits (worker's comp)			\$	\$
Employment Insurance (EI)			\$	\$
War Veteran's Pension			\$	\$
Disability Pension			\$	\$
Canada Pension Plan Disability (CPP Disability)			\$	\$
Canada Pension Plan (CPP)			\$	\$
Old Age Security including supplement (OAS plus GIS)			\$	\$
Ontario Works (OW)			\$	\$
Ontario Disability Support Plan (ODSP)			\$	\$
Private Pension			\$	\$
Other, please specify			\$	\$
Total income			\$	\$

Household Assets	Applicant	Co-Applicant
Bank accounts	\$	\$
Investment Securities	\$	\$
Real Estate	\$	\$
Other assets	\$	\$

CREDIT HISTORY AND BACKGROUND CHECK AUTHORIZATION

Have you declared bankruptcy in the past seven (7) years?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Do you consent to a credit check?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is there anything that we may find in our credit check that you want to comment on?		

ADDITIONAL INFORMATION

A. SMOKING AND VAPING

The Landlord does not allow vaping or smoking of cigarettes or marijuana in the rental property or on the front verandah.

B. WATERBEDS

The Landlord does not allow the use of waterbeds on the premises.

C. UTILITIES

Electricity is not included in rent. Tenants will need to arrange their own account with Festival Hydro.

Heat and water are included in rent.

D. TENANT INSURANCE

The Landlord will require proof of Tenant Insurance annually.

E. INCOME LIMITS AND RENTAL RATES

The Landlord reviews and adjusts income limits and rental rates annually, in accordance with the *Residential Tenancies Act* and City of Stratford Social Services. Tenants are required to provide documentation to prove they remain eligible for the affordable housing program. Rent and maximum income amounts stated in this application are subject to change.

F. SHARED AND COMMON SPACES

The Landlord will hold other activities at this location, using common rooms and spaces.

The front verandah, as well as all lawns and gardens on all sides of the building are shared by all tenants.

AFFIRMATION REGARDING RENTAL APPLICATION

I hereby apply for tenancy at PAL Stratford, 101 Brunswick St Stratford Ontario. I understand that this application does not constitute an agreement for PAL Stratford to provide me with accommodation.

I acknowledge that I understand the limits on assets and income to be eligible for tenancy at PAL Stratford.

I understand that I must purchase tenant insurance and provide annual proof of insurance to the Property Manager in order to live at PAL Stratford.

I acknowledge that I understand the limitations in accessibility for this building, and the Additional Information provided in this document.

I declare that the information I have provided is true and correct and contain no misrepresentations. If misrepresentations are found after a residential lease agreement is entered into between the Landlord and Applicant, the Landlord shall have the option to terminate the residential lease agreement and seek all available remedies.

I understand that it is my responsibility to provide PAL Stratford with any changes to the information contained in my application, and to provide any supporting materials when requested.

The Applicant authorizes the Landlord to verify all references and facts, including but not limited to current and previous landlords, employers and personal references.

The Applicant understands that incomplete or incorrect information provided in the application may cause a delay in processing or may result in the denial of application.

The Applicant hereby gives permission for his/her/their financial information to be shared with the City of Stratford when/if requested.

Applicant's Name: _____

Date: _____ Signature: _____

Co-Applicant's Name: _____

Date: _____ Signature: _____

APPENDIX A - The Professional Artist

A Professional Artist is recognized as one who meets a combination of four of the following criteria, one of which must be 4, 5, 6 or 7.

1. An Artist has presented his/her work to the public by means of exhibitions, publications, performances, readings, screenings or similar representative appropriate to the nature of his/her work.
2. An Artist is represented by a dealer, publisher, agent, or similar representative appropriate to the nature of his/her work.
3. An Artist devotes a reasonable proportion of his/her professional time as an artist to promoting or marketing his/her work, including but not limited to, presenting himself/herself for auditions, seeking sponsorship, agents or engagements, or similar activities appropriate to the nature of his/her work.
4. *An Artist receives or received compensation from his/her work including, but not limited to, sales fees commissions, salaries, royalties, grants and awards, any of which may reasonably be included as professional or business income.
5. *An Artist has a record of income or loss relevant to the monetary compensation or exploitation of his/her work and appropriate to the span of his/her artistic career.
6. *An Artist has received professional training either in an educational institution or from a practitioner or teacher recognized within his/her profession.
7. *An Artist has received public or peer recognition in the form of honours, awards, professional prizes or critical appraisal in a public and recognized forum.
8. The Artist is a member of a professional association appropriate to his/her artistic activity, whose membership or categories of membership is or are limited under standards established by the association; or which is a trade union or its equivalent appropriate to his/her artistic activity; or is a member of a specific cultural community.

APPENDIX B - The Professional Arts Associate

1. The Arts Associate is someone whose work is essential to the enabling of professional artists to share their gifts out into the world.
2. The Arts Associate shows income specifically from a professional career supporting artists in contexts listed in #4.
3. The Arts Associate has worked in the profession for a reasonable portion of his, her or their professional career.
4. The Arts Associate has worked supporting artists in professional, recognizable and established contexts: theatre companies, music venues, orchestras, art galleries, journals and periodicals, music groups and bands, solo artists with professional careers.
5. The Arts Associate submits a minimum of three letters of reference from professional, established and recognized artists, from staff of a professional, established and recognized company or organization detailing the professional administrative support received from the arts professional including the length, purpose and nature of the association.

APPENDIX C - Definition of Disability

The Accessibility for Ontarians with Disabilities Act Definition of Disability

Currently, the Accessibility for Ontarians with Disabilities Act (AODA) defines disability broadly. It states that disability can happen at birth, or through illness or injury. Furthermore, the act also outlines several types of disability. These types are examples, rather than a complete list of all disabilities.

Physical Disabilities

The AODA states that physical disabilities may include:

- Diabetes
- Epilepsy
- A brain injury
- Paralysis
- Amputation
- Lack of coordination
- Visual impairment
- Hearing impairment
- Speech impairment
- Reliance on a guide dog or other service animal or a wheelchair or other assistive device (Please note that the current PAL Stratford housing is not accessible; there are multiple staircases)