

## Housing Resource Booklet



This booklet is meant to be used as a helpful tool and quick-reference guide to housing resources in Niagara Falls.

Please note that information in this booklet is subject to change based on changes in community resources.

## Are you housed, but want to know your rights as a tenant?

The **Niagara Community Legal Clinic** is an agency that can answer legal questions for low-income households. Legal advocates can provide guidance on housing issues, such as evictions, conflicts, and maintenance issues. The Niagara Community Legal Clinic accepts phone calls only at this time. **Phone:** 905-682-6635 | **Website:** <https://www.niagaracommunitylegalclinic.com/>

You can also check out these helpful tools for renters:

***Educational Resources provided by Community Legal Education Ontario:***

<https://www.cleo.on.ca/en/resources-and-publications/housing-law>

***Tool to Determine Rights in a shared housing accommodation:***

<https://www.cleo.on.ca/english/roommates/index.html>

***Tenant/Landlord rights Fact Sheet:***

<https://tribunalsontario.ca/documents/lrb/Brochures/Information%20for%20New%20Tenants.html>

***How to obtain Legal Advice for Tenants and Landlords with a Pending Landlord Tenant Board court date:***

<https://tribunalsontario.ca/documents/lrb/Hearing%20Resources/ACTO-LLSH%20Insert.pdf>

***Landlord Tenant Board Forms:***

<https://tribunalsontario.ca/lrb/forms/>

If you require assistance, please call 905-357-5121 and ask for Project SHARE's Housing Team.

## Are You Searching for Housing?

If you are seeking a room or apartment to rent, please refer to the list of websites below that often have rentals posted:

<https://www.kijiji.ca>

<https://rentals.ca/niagara-falls>

<https://www.rentboard.ca/niagara-falls-on>

<https://www.rentcafe.com/apartments-for-rent/ca/on/niagara-falls/>

<https://www.zillow.com/niagara-falls-on/rentals/>

<https://www.skylineliving.ca/en/apartments/ontario/niagara-falls>

<https://gottarent.com/apartments-for-rent/canada/ontario/niagara-falls>

<https://www.viewit.ca/rentals/niagarafalls>

<https://www.point2homes.com/CA/Real-Estate-Listings/ON/Niagara-Falls.html>

<https://www.facebook.com/marketplace/104083606294021/search?query=niagara%20falls%20apartment>

<https://www.orangelist.com/listings>

<https://www.panoramicproperties.ca/apartments-for-rent/cities/niagara-falls>

<https://www.realstar.ca/apartments/on/niagara-falls/lyndon-place/nearbyproperties>

<https://athenapropertymanagementinc1.managebuilding.com/Resident/public/rentals?bedrooms=2&bathrooms=0>

**Note:** Rental scams are on the rise nationwide. We encourage you to not send payment for any rental opportunities until you have seen the unit in-person and have a signed rental agreement/lease. For information on common scamming practices, please visit the [Ontario Canada Website](#).

### ***Other Sources to find Rental Leads:***

- Landlords and individuals seeking roommates may post rental leads in the newspaper under classified ads.
- Try asking your friends and family who are housed if their landlords are looking for new tenants.
- Ask friends and family if they can offer a space for you. You never know unless you ask!
- Try reaching out to a Broker, who can conduct personalized searches for you, free of charge!

<https://www.niagararealtor.ca/brokerages>

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## Affordable Housing:

For community housing programs, you will need to apply for **Niagara Regional Housing (NRH)** to be added to the Centralized Waitlist. Once you have applied for NRH, your household income will be assessed to determine if you are eligible for community housing programs. If your income is not eligible, you may still be eligible for NRH's market value rentals.

Niagara Regional Housing also offers subsidies, however there is no separate application for these subsidies. Criteria for a subsidy offer is reviewed internally by Niagara Regional Housing staff. As a result, subsidy offers are not guaranteed to all applicants.

***Please note:*** *There is a waitlist for NRH housing, and your wait time to receive an offer cannot be determined.*

## Common Questions about Community Housing:

### *1. What will I need to apply for Niagara Regional Housing?*

Applicants interested in community housing will require the following documentation:

- One of the following forms of ID: A Canadian Birth Certificate, Valid Canadian Passport, a Native Status ID card, or verification of having or have applied for Refugee Status/Permanent Residency for ALL HOUSEHOLD MEMBERS. For inquiries on if your ID type is accepted, please see Niagara Regional Housing's website. (***Please note:*** OHIP, Driver's License, or Ontario ID cards are not accepted by NRH).
- Verification of Income for household members 16-years-of-age or older. NRH will accept 2 recent pay stubs, a recent 30-60 day bank statement, a recent OW/ODSP statement, or Notice of Assessment from CRA for the previous tax year. (***Please note:*** Verification of income can vary depending on income source. Please check Niagara Regional Housing to ensure you have everything you require for your application. **NRH requires a Notice of Assessment at the time of offer**).

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*2. I share access with another caregiver. Can I still apply for Community Housing with my dependent?*

Yes. In addition to ID (and income verification if they are 16, or older), a document outlining the access agreement for the dependent you are applying with may be requested. Please contact Niagara Regional Housing if you have questions.

*3. Can I apply to other community housing providers outside of the region?*

Yes. You can have your name on as many Community Housing waitlists as you would like. However, you may be required to take your name off of these waitlists if you receive an offer.

*4. What does “Centralized Waitlist” mean?*

Niagara Regional Housing is one application for many community housing providers. What this means is that a combination of Non-Profit agencies, Co-Ops, and other organizations offer community housing through Niagara Regional Housing. Applying to NRH means you are applying to multiple organizations, depending on what properties you have selected in your building selections.

*5. What does “Rent-Geared-to-Income” mean?*

Rent-Geared-to-Income means that your rent is determined based on your household income. Individuals who are low-income and qualify for community housing are expected to pay only 30% of their monthly household income toward rent.

**Further information about Niagara Regional Housing Programs and Subsidies can be found at: <https://www.nrh.ca/>.**

The online Niagara Region housing application can be found here: <https://survey.alchemer-ca.com/s3/50169808/Housing-Application>.

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## Are You Missing Documents Required to Apply for Housing?

### **Identification:**

If you are a Canadian Resident and require a birth certificate, the **Niagara Falls Community Health Centre** has a Birth Certificate Clinic that operates between **1-4pm on Fridays**. The clinic is located at 4790 Victoria Avenue, beside the Public Library and is first-come, first-serve; No appointments!

To receive assistance with OHIP and Ontario ID cards, please call the MPP Wayne Gate's office. Fees not covered. **905-357-0681**

### **Income:**

If for any reason you are not able to provide verification of your monthly income, you can provide a Notice of Assessment from the CRA for the most recent tax year. If you require assistance in accessing your CRA account, you can contact the local MP Tony Baldinelli's office, who can speak to the CRA for you with a signed Authorization of Parliamentarian form. **905-535-9590**, or call Project SHARE for assistance.

## Are You a Youth (16-24 years-old) looking for Housing Assistance?

**The RAFT** can assist youths at-risk of, or are experiencing homelessness. The RAFT can offer shelter, and outreach services, as well as summer and afterschool programming. **905-984-4365** or email **INFO@THERAFT.CA**

**The Boys and Girls Club Niagara** has short-term residence and transitional housing programs for youths 30 and under through the Nightlight program. Nightlight programs are open 24 hours/day, 7 days per week. Call **905-358-3678**.

For more youth services, please visit the [Ontario Canada Website](#)

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## Emergency and Short-Term Housing:

### **SHELTERS**

**After hours contact 2-1-1 for emergency shelter referrals.** Niagara Assertive Street Outreach (NASO) can assist individuals experiencing homelessness with case management and community referrals.

<b>Shelter Name</b>	<b>Address</b>	<b>City</b>	<b>Phone Number</b>
YWCA (women and children)	6135 Culp Street	Niagara Falls	905-988-3528
YW Shelter (men)	8004 Lundy's Lane	Niagara Falls	905-988-3528
YW Family Shelter (two parent and male led families)	UNDISCLOSED	Niagara Falls/STC	905-988-3528
Birchway (women and children experiencing abuse)	UNDISCLOSED	Niagara Falls	905-356-5800
Gillian's Place (women and children experiencing abuse)	15 Gibson Place	St. Catharines	905-684-8331
Southridge Shelter (co-ed)	201 Glenridge Avenue	St. Catharines	905-682-2477
Summer Street Shelter (Housing Focused; men & women)	5925 Summer St.	Niagara Falls	289-969-1464
Silver Spire Church (temporary shelter; men & women)	366 St. Paul Street	St. Catharines	289-783-9350
The Salvation Army Booth Centre (men)	184 Church Street	St. Catharines	905-684-7813
The RAFT Shelter (co-ed 16 – 24 years)	17 Centre Street	St. Catharines	905-984-4365
The Hope Centre	570 King Street	Welland	905-788-0744
Women's Detox	264 Welland Avenue	St. Catharines	905-687-9721
Men's Detox	264 Welland Avenue	St. Catharines	905-682-7211
CMHA Safe Beds (Co-ed 16 years and older in mental health crisis)	264 Welland Avenue	St. Catharines	1-866-550-5205x2
Abbey House (Indigenous women 16 years and older)	UNDISCLOSED	UNDISCLOSED	905-688-6484
Chez Marie Refugee Assistance Centre (Refugees)	16 Pelham Road	St. Catharines	905-682-5795
Casa El Norte (Refugees)	281 Central Avenue	Fort Erie	905-871-4483
Matthew House (Refugees)	183 Central Avenue	Fort Erie	905-871-6059

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**MOTELS**

Name	Address	Phone	Comments
Niagara Inn & Suites	7225 Lundy's Lane	905-354-0281	No pets. Free wireless internet. Fridge and microwave. Flat screen TV. Free parking.
Ritz Inn	5630 Dunn Street	905-356-4490	Weekly and monthly stays welcome at same weekly rate. No pets. Free wireless internet. Fridge.
Sunrise Inn	6267 Lundy's Lane	905-356-5135	Pet friendly, free Wi-Fi. Free parking. Pool. A/C. Refrigerators available.
Space Motel	8618 Lundy's Lane	905-354-8157	Clean, non-smoking motel. Free Wi-Fi. Free parking. Pool. A/C. Refrigerators available.
Falls Lodge	6276 Main St.	905- 358-8136	Free Wi-Fi. Parking onsite. Rooms equipped with A/C, mini fridge and microwave. No pets allowed.
Niagara Lodge & Suites	7720 Lundy's Lane	905-358-9833	Free parking, free Wi-Fi and free breakfast daily. No pets. Every room is equipped with A/C.
Howard Johnson By Wyndham	8100 Lundy's Lane	905-358-9777	Pets allowed for \$20 fee around 30 lbs. Free Wi-Fi and A/C, parking is \$5 day.
Advance Inn	6019 Lundy's Lane	905-356-0541	Budget rooms with free Wi-Fi & flat-screen TVs, plus complimentary parking. No pets allowed.
Super 8 by Wyndham	5577 Ellen Avenue	905-581-0034	Free Wi-Fi & air conditioning. Continental breakfast included. Parking is \$10 a day. No pets allowed.
Oasis Motel	5107 Centre St.	416-907-0994	Straightforward, functional rooms feature free Wi-Fi, TVs and en suite bathrooms. Fridges and microwaves are available upon request.
Niagara Parkway Court Motel	3708 Main St, Chippawa	905-295-3331	Free Wi-Fi, Free onsite parking, Includes TV, Fridge/Freezer, Microwave, Toaster, Coffee Maker, AC and Heater in each room.
Lundy's Motel	8646 Lundy's Lane	905-374-2664	Free Wi-Fi, Free parking, access to pool.
The Falls Family Lodge	5612 Ellen Ave	289-296-5566	Free Wi-Fi and A/C, Free parking, Breakfast for an extra charge.
Kingsway Motel	8988 Lundy's Ln	905-354-5297	Free Wi-Fi and free parking.
7 Nights Stay	5334 Kitchener St	289-296-3953	Free Wi-Fi and parking, TV included.

*Project SHARE compiles this list of community resources based on information available at the time of print. Information and resources are subject to change. Project SHARE does not endorse, or have a formal partnership with any of the rental motels, and individuals are strongly encouraged to view, research and/or seek legal advice before entering a rental agreement.*

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