

Housing York Tenant Insurance Policy

Frequently Asked Questions for Tenants

Does Housing York require me to purchase tenant insurance?

Yes, new tenants are required to provide proof of insurance when signing a lease. The lease includes the requirement to have tenant insurance throughout tenancy with Housing York. Housing York will ask for proof of insurance each year to confirm that your insurance is valid. In most cases, tenants who transfer to a new unit will sign a new lease. The policy was implemented on November 1, 2014 and leases now have the clause requiring tenant insurance throughout tenancy. If you signed a lease before November 1, 2014 you are exempt from the policy however we strongly encourage you to have insurance coverage.

How does tenant insurance help me?

1. Tenant insurance will cover your belongings in the event of a loss like a fire or a flood.
 - The cost to replace your belongings and the items you use each day – clothes, toiletries, furniture, electronics, kitchen supplies – would be high if you didn't have insurance.
2. Tenant insurance pays for extra costs that a loss may cause you.
 - If you are unable to stay in your home after an insurance loss (e.g. fire), tenant insurance pays for necessary expenses while your home is being repaired. This could include hotel bills, meals and moving costs. Without tenant insurance, you may need to cover these costs yourself.
3. You will be protected in case of a lawsuit.
 - For example, if someone slips and falls in your apartment, you could be responsible to pay for the injured person's suffering and medical bills. Or, if you were to accidentally leave a pot on the stove and cause damage to your unit and your neighbour's unit, you could be responsible for paying for the damage to both if you do not have tenant insurance.

For more information about the benefits of tenant insurance, speak with your insurance representative or contact the Insurance Bureau of Canada.

How much does tenant insurance cost?

The cost of tenant insurance ranges but monthly payments are usually about 13 to 17 dollars. Tenants who have car insurance have worked with their car insurance providers to bundle and save on insurance costs.

How much tenant insurance coverage do I need? Is there a minimum coverage standard?

You should work with your insurance representative (broker or an insurance company) to determine the amount of coverage to match your needs.

Is there a preferred broker or insurance company that I should use?

Tenant insurance can be purchased from any insurance company of your choice and one that you feel most comfortable with. My insurance company is asking about the building's heating system and other technical questions so that they can determine my insurance costs and coverage.

Where can I find technical information about the building or town house I live in?

You can contact the Tenant Services Coordinator for your building or have the insurance company call Housing York directly: 1-877-464-9675. Staff contact information is posted on your central notice board.