

Tax Relief Program: Extreme Poverty or Sickness (M.A., S. 357 (1) (d.1))

Brief outline

The City of Oshawa, Taxation Services offers a tax relief application for property owners seeking tax relief as a result of extreme poverty or sickness. This is a temporary relief program for qualifying applicants and applies only to single family residential homes in the residential/farm tax class only, within the program criteria determined by a Current Value Assessment cap. This applies to only the City portion of the property taxes levied. Personal savings higher than or equal to the property taxes for the applicable year must be first used to pay off the taxes. Property owners may only apply, and be approved, for the tax relief program once. The tax relief program is not applicable for property tax arrears and/or transfers to taxes as a form of collections from other City of Oshawa business units. The Current Value Assessment criteria will be updated annually, as well as the low income thresholds.

Tax Relief Program: Procedures

Property owners seeking consideration for the Tax Relief Program must complete a Municipal Act, Section 357 application form selecting the sickness or extreme poverty (S. 357 (1)(d.1)) reason for application check box. This completed Municipal Act, Section 357 form must be submitted to Taxation Services to begin the Tax Relief Program process.

Upon reception of the Municipal Act, Section 357 application, Taxation Services staff will contact the applicant to begin the procedure outlined below.

Tax relief program applications are for relief of the previous year's property taxes. For example, the due date for the applications seeking relief for the 2023 property tax levies would be due the last business day in February 2024.

Program details

1. Applications are available to property owners seeking tax relief due to extreme poverty or sickness under the *Municipal Act*, Section 357 (1) (d.1).
2. This program is intended to be temporary relief for qualifying property owners.
3. This program is for single family residential homes.
4. Current Value Assessment should be equal to or less than \$356,000.
5. Personal savings higher than the property taxes for the application year are to be used to pay off property taxes.
6. Property owners may only apply once for the tax relief program on their property.
7. Property tax arrears are not eligible for the tax relief program. Property taxes must be fully paid for the prior years, excluding the application year being considered. Taxation Services management urge property owners with arrears to contact tax staff to discuss payment plan options.
8. Eligible applicants must successfully satisfy the criteria outlined in the categories contained in this program guide. Category 1, Category 2 and Category 3 or all 4 Categories must be met. Category 4 is not sufficient without meeting Category 1, 2 and 3.

Category 1 – Extreme Poverty

Single family residential property owners will be eligible for the Tax Relief Program if the family income is less than Canadian low income thresholds (before tax) as outlined for the application year as published online.

For example, these are the 2023 taxation year low income thresholds for Canada:

- 1 person \$26,290
- 2 persons \$32,727
- 3 persons \$40,234
- 4 persons \$48,851
- 5 persons \$55,404
- 6 persons \$62,488
- 7 or more persons \$69,571

The Family Unit for determining the family income is defined as all registered owners, spouses or partners and any occupants 18 years of age or older. Exclude any children under the age of 18 currently attending an educational institution.

To apply for the Tax Relief Program due to Extreme Poverty, the applicant will be provided supplementary forms to confirm eligibility according to the details outlined in this category.

[Category 2 – Financial Savings & Assets](#)

Single family residential property owners will be eligible for the Tax Relief Program if the financial savings and assets of the family unit as of December 31st of the application year are equal to or below the property taxes of the application year. Also, if the financial savings and assets are above the property taxes, but are not more than two times the property taxes.

[Category 3 – Current Value Assessment of the Property](#)

Single family residential property owners will be eligible for the Tax Relief Program if the property's current value assessment is equal to or less than 356,000.

[Category 4 – Extreme Sickness](#)

Single family residential property owners will be eligible for the Tax Relief Program under the following circumstances:

- Prolonged sickness of the primary income earner for at least 90 consecutive days in the application year.
- Prolonged sickness of a family member that requires the primary income earner to take a leave from work for at least 90 consecutive days in the application year.

To apply for the Tax Relief Program under the Extreme Sickness category, applicants will be provided a supplementary form to confirm eligibility according to the details outlined in this category.

[Mandatory Supporting documents to be attached to the Tax Relief Program Application](#)

The documents that are to accompany the Tax Relief Program application forms may not be available at the time of application submission. Should this be the case, provide details of when the documents will be submitted to Taxation Services to complete the application. The Tax Relief Program applications will be reviewed ONLY once all the supporting documents have been received by Taxation Services.

The documents listed below are required for all current property owners, along with the spouse/partner of the property owner and any occupants 18 years of age or older. If they are not immediately available, they are to be submitted when the document is available. Children below the age of 18 in full time attendance of an educational institution are excluded. Proof of enrolment must be submitted for children between 16 and 18 years of age. These documents include:

1. A copy of the Income Tax Return from Canada Revenue Agency for the year of application of the Tax Relief Program.
2. A copy of the Notice of Personal Income Tax Assessment from Canada Revenue Agency for the year of the application of the Tax Relief Program. To request a copy 1-800-959-8281.
3. A copy of an official Bank Statement (outlining all transactions for the period of January 1 to December 31 of the application year). This is to include any account whether you have it by yourself or joint with any individual.
4. Confirmation of Child Support payments and Child tax credits for the application year.
5. For property owners that are also business owners, the Corporate Tax Return and Notice of Assessment from Canada Revenue Agency for the application year.
6. Other documents may be requested if more information is required with respect to the application submitted.

How to submit applications

1. Completed supplementary application forms are to be delivered with all supporting documents in person to Taxation Services Counter at 50 Centre Street South, Oshawa, Ontario between 8:30 a.m. and 4:30 p.m., Monday to Friday, or;
2. Emailed to tax@oshawa.ca, or;
3. Mail the complete applications and all supporting documents to:
The Corporation of the City of Oshawa
Taxation Services – Taxation Services Manager
50 Centre Street South, Oshawa, ON L1H 3Z7

Deadline Dates

Tax Relief Program applications must be received by Taxation Services and date stamped before the last business day in February the year after the application year. Applications received by the last business day in February the year after the application year will be granted 90 days after the deadline date to submit the other missing required supporting documents. The deadline for supporting documentation is the last business day in May of the year following the application year.

Applications will not be considered unless all required supporting documents have been provided by these deadline dates.