



BOARD REPORT

REPORT No.: 2025-38

MEETING DATE: OCTOBER 16, 2025

SUBJECT: 2025/26 HOUSING PORTFOLIO INSURANCE CONTRACT

RECOMMENDATION

THAT with respect to Report No. 2025-38 (Corporate Services Division) we, The District of Thunder Bay Social Services Administration Board, accept the property insurance quotation provided by Marsh Canada Limited, in the amount of \$1,039,000.

AND THAT the Director, Corporate Services Division be authorized to bind coverage and complete any administrative requirements of the insurance renewal process.

REPORT SUMMARY

To provide The District of Thunder Bay Social Services Administration Board (TBDSSAB or the Board) with the results of the 2025/26 property insurance quotation process for the TBDSSAB direct-owned housing portfolio.

BACKGROUND

The Housing Services Corporation (HSC), a non-profit organization established under the *Housing Services Act, 2011*, provides a group insurance program tailored to the needs of the Ontario non-profit housing sector. Marsh Canada Limited provides broker services for the HSC group insurance program. Housing Providers are required to participate in this program unless they can obtain a more favourable quote, with the same coverage, from an eligible insurer, as determined by HSC. TBDSSAB last received an alternative quote in 2013, with the results being significantly higher than the quote provided through the HSC program.

Policy No. CS-01:79 Approval and Signing Authorization, in conjunction with Policy No. CS-03:1 Procurement of Goods, Services and Construction, stipulates that any purchase of goods, services, or construction, greater than \$450,000, must be approved by the Board.

COMMENTS

Cost Analysis

Administration has received the 2025/26 direct-owned housing portfolio property insurance quotation from Marsh Canada Limited. The insurance policy covers approximately \$625 million in building property, \$4.5 million in building contents and \$27.7 million in lost rental income. The portfolio valuation increased from \$601 million to \$625 million to reflect current estimated replacement values.

The annual premium quotation, in the amount of \$1,039,000, is 0.1% higher than the previous year. The insurance deductible for this quotation is \$50,000 per occurrence. Premiums and coverages continue to be informed by insurers' year-over-year losses and the global effects of climate change.

A breakdown of the change, versus the previous policy year, is provided below:

Coverage Area	Premium		Change	
	2024/25	2025/26	\$	%
Property	\$ 238,739	\$ 220,628	\$ (18,110)	-7.6%
Property Claims Fund	\$ 577,209	\$ 610,174	\$ 32,964	5.7%
Equipment Breakdown	\$ 8,024	\$ 7,514	\$ (510)	-6.4%
Commercial General Liability	\$ 133,287	\$ 123,718	\$ (9,569)	-7.2%
Umbrella Liability	\$ 4,277	\$ -	\$ (4,277)	-100.0%
Subtotal	\$ 961,536	\$ 962,034	\$ 498	0.1%
PST	\$ 76,923	\$ 76,963	\$ 40	0.1%
Premium (includes PST)	\$ 1,038,459	\$ 1,038,997	\$ 538	0.1%

* amounts in the above table have been rounded to the nearest dollar

The Property Claims Fund is a component of the insurance program and works like a group deductible in that all claims below a certain level are paid from this fund, rather than by the insurance company. Over time, this is expected to help control premium costs and support effective risk management. If the fund is not fully depleted by the end of the year, a proportionate share is returned to each Housing Provider.

To date, during the 2024/25 policy period, there have been two closed claims, with a total estimated loss of approximately \$836,071. All claims are being handled through the Property Claims Fund, rather than the property insurance underwriter. TBDSSAB will incur the cost of two insurance deductibles, totaling \$75,000, financed by the Housing Portfolio Capital Reserve Fund.

Risk Management

Over the years, TBDSSAB has implemented various policies/best practices in an attempt to mitigate risk within its housing property portfolio. These include:

- Implementing the Tenant Smoke-Free Policy (Report No. 2015-46);
- Implementing the Tenant Insurance Policy (Report No. 2015-17); and
- Implementing the practice of purchasing appliances with smart-burner technology (2017).

Fire claims related to tenant negligence have increased in recent years. As a result, Administration has implemented and will continue to enhance its fire and safety strategy, including updates to its annual unit inspection process to focus more fully on fire and life safety elements.

STRATEGIC PLAN IMPACT

This Report relates to the Board's strategic direction of Financial Stewardship, with a focus on ensuring accountability of TBDSSAB resources.

FINANCIAL IMPLICATIONS

The 2025/26 direct-owned housing portfolio property insurance premium of \$1,039,000, including the Provincial sales tax, with an insurance deductible of \$50,000, represents a 0.1% increase over the prior year.

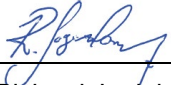
Insurance costs are included annually within the TBDSSAB Operating Budget, and this increase will be included in the 2026 TBDSSAB Operating Budget.

CONCLUSION

It is concluded that the 2025/26 direct-owned housing portfolio property insurance premium offered by Marsh Canada Limited provides the appropriate coverage, is consistent with a risk management approach to safeguard the assets of TBDSSAB and should be accepted.

REFERENCE MATERIALS

None

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