



Affordable Housing Program Information

This Program Information applies to AHP Pilot Community Rental Housing Program (CRHP) Projects.

- Armitage Gardens
- Blue Willow Terrace
- Sutton Youth Shelter

Date April 28, 2014

Subject Rent Levels and Annual Rent Increases for 2014

Authority Contribution Agreement

Background The Canada-Ontario Affordable Housing Program requires that rent levels for **new tenants** must remain at or below the CMHC Average Market Rent (AMR).

Housing Providers can raise rents for **current tenants** by the Residential Tenancies Act (RTA) Rent Increase Guideline.

Ontario's Rent Increase Guideline is the maximum amount that most landlords can increase a tenant's rent during the year without making an application to the Landlord and Tenant Board. The rent for a unit can be increased if at least 12 months have passed since the tenant first moved in, or since the tenant's last rent increase. The tenant must be given written notice of the rent increase at least 90 days before the increase takes effect.

The Rent Increase Guideline for 2014 is **0.8 percent**, and applies to rent increases effective between January 1 and December 31, 2014.

Process To set the rent for **new tenants**:

Refer to the chart below with the most current AMR for Richmond Hill, Vaughan, King, Aurora, Newmarket, Whitchurch-Stouffville, East Gwillimbury, Georgina, and Markham. Rent for new tenants cannot exceed the AMR for the applicable zone and bedroom size, unless an exception has been given by the Region.

CMHC Average Market Rent (AMR)

Zone	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom
Zone 25 Richmond Hill, Vaughan King	\$870	\$1,046	\$1,235	\$1,463
Zone 26 Aurora, Newmarket Whitchurch-Stouffville East Gwillimbury Georgina	\$741	\$958	\$1,075	\$1,206
Zone 27 Markham	\$773	\$1,029	\$1,183	\$1,333

To calculate the rent increase for current tenants:

1. Identify the current rent charge for the unit.
2. Multiply the current rent charge by the 0.8 percent Rent Increase Guideline for 2014 and add to current rent charge.

Example:

Current tenant's rent charge is \$800.

Multiply by 2014 Rent Increase Guideline (0.8%) to determine the dollar amount by which rent may be increased.

$\$800 \times 0.8\% = \6.40

Maximum rent increase amount is $\$800 + \$6.40 = \$806.40$

Action Required

Housing Providers may raise rents for current tenants by the Residential Tenancies Act (RTA) Rent Increase Guideline of 0.8%. Rents for new tenants must be set at or below 100% of CMHC Average Market Rent.

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This document is available in an accessible format or with communication supports upon request. Contact: 905-830-4444 ext. 72052.