



Durham Community Housing Directives
 Housing Services Division
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|--------------------------|-------------------------------------|
| Subject: | Market Rent Indices for 2022 |
| Directive Number: | FIN 2021-05 |
| Date: | August 27, 2021 |

Purpose

To provide the Market Rent Indices for 2022 for housing providers under the Housing Services Act.

Market Rent Indices do not apply to 100 per cent rent-geared-to-income (RGI) non-profit housing providers.

Background

On an annual basis and as required under the Housing Services Act, the Ministry of Municipal Affairs and Housing (MMAH) publishes cost and revenue indices used to calculate housing provider subsidies.

The market rent index is the lesser of the rent control guideline under the Residential Tenancies Act (RTA) and the change in average market rents, by district, as reported by the Canada Mortgage and Housing Corporation (CMHC).

Effective Date

In accordance with the MMAH's release of the market rent indices for both apartments and townhouses, housing providers will use the following indices to estimate their RGI subsidy for fiscal years commencing in 2022.

| Municipality | Apartment | Townhouse |
|------------------------|------------------|------------------|
| Clarington | 0.975 | 0.993 |
| Oshawa – North | 1.012 | 1.012 |
| Oshawa – South/Central | 1.007 | 1.012 |
| Whitby | 1.012 | 1.012 |
| Ajax | 1.012 | 1.012 |
| Pickering | 1.012 | 1.012 |

| Municipality | Apartment | Townhouse |
|---------------------|------------------|------------------|
| Clarington | 0.975 | 0.993 |
| Uxbridge | 1.012 | 1.012 |
| Brock | 1.012 | 1.012 |
| Scugog | 1.012 | 1.012 |

Legislative Authority

Housing Services Act, s. 78(1)
Ontario Regulation 369/11, s. 10