

## Community Housing Directive

### RGI 2020 01 Rent Increase Guideline

Date of Directive: July 24, 2019  
Replaces Directive: RGI 2019 01  
Effective Date: January 1, 2020  
 Until further notice  
 To be updated annually

Section: Rent-Geared-to-Income  
Reference: Residential Tenancies Act 2006, s. 7 (2) and (3), s. 120 (2)(1)  
Applies to:  HSA Providers (including Special Needs Providers)  
 Non-HSA Providers  
 Co-operatives  
 HAP and Managers of other Community Housing Wait Lists

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#### Intent

To provide the Ontario Rent Increase Guideline for 2020

#### Implementation

The Rent Increase guideline is set annually by the Ministry of Municipal Affairs and Housing.

The 2020 guideline is based upon the Ontario Consumer Price Index and represents the maximum amount by which most rental housing landlords can increase market rents without making an application to the Landlord and Tenant Board.

Under the Residential Tenancies Act, 2006, Community Housing Providers are exempt from this guideline and may increase market rents to what the rental market will bear. Additionally, Community Housing Providers should charge market rents higher than the indexed benchmark market rents.

Community Housing Providers are advised to consider comparators in the surrounding rental market and their requirement for sufficient operating revenue in determining any rent increases to project market rents for 2020.

The Rent Increase Guideline is for the period January 1, 2020 to December 31, 2020 and is **2.2%**

#### Action

The Rent Increase Guideline of **2.2%** will be used for the benchmark rent increase for all subsidy requests.

Rebecca Morgan Quin  
Manager  
Housing Services

From time to time, the Service Manager issues directives to communicate policy directions and updates to Community Housing Providers in its jurisdiction.

Rent Increase Guideline