

Community Housing Directive

RGI 2025-01 Rent Increase Guideline

Date of Directive: July 22, 2024

Replaces Directive: RGI 2024-01

Effective Date: January 1, 2025

☐ 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

☒ Housing Access Peterborough (HAP) and Managers of other Community Housing Wait Lists

Intent

To provide the Ontario Rent Increase Guideline for 2025

Implementation

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

The 2025 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 2025

The Rent Increase Guideline is for the period January 1, 2025, to December 31, 2025, and is **2.5%**.

Regards,
Jeeniraj Thevasagayam
Housing Services Manager