

Directive

Directive: 2022 Market Rent Index and Indices for Non-Profit Projects

Issue Date:	September 15, 2021	Directive No.:	DIR2021-04
Revision Date:		Revision No.:	

Applicable Policy:

Type: Legislation/Regulation

The policies and procedures in this Directive are to be implemented by Housing Providers/Cooperatives funded by the Municipality under the following programs.

Provincial Non-Profit Housing Providers

- | | |
|---|--|
| <input checked="" type="checkbox"/> Gananoque Family Housing | <input checked="" type="checkbox"/> Gananoque Housing Inc. |
| <input checked="" type="checkbox"/> Legion Village 96 Seniors Residence | <input checked="" type="checkbox"/> Twp. of Bastard & South Burgess Housing Corp. |
| <input checked="" type="checkbox"/> Brockville Municipal Non-Profit Housing Corp. | <input checked="" type="checkbox"/> South Crosby Non-Profit Housing Corp. – Pineview |

Federal Non-Profit Housing Providers

- | | |
|---|---|
| <input type="checkbox"/> Athens & District Non-Profit Housing | <input type="checkbox"/> Marguerita Residence Corp. |
| <input type="checkbox"/> Gananoque Housing Inc. | <input type="checkbox"/> South Crosby Non-Profit Housing Corp. – Rideau Lakes |

Federal/Provincial Cooperative Housing

- Shepherds Green Cooperative Homes Inc.

Housing Providers with Rent Geared-to-Income Service Agreements

- Athens & District Non-Profit Housing (RGI Service Agreement)
- Gananoque Housing Inc. (RGI Agreement)
- Marguerita Residence Corp. (RGI Service Agreement)
- South Crosby Non-Profit Housing Corp. - Rideau Lakes Apartments (RGI Service Agreement)
- Rent Supplement Program, including Housing Providers with expired Federal Operating Agreements

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Other Housing Providers

Leeds Grenville Housing Department

BACKGROUND

Each year, the Ministry provides indices for costs and revenues to calculate subsidies under the *Housing Services Act* (HSA). The indices to be used for 2022 are contained in this directive.

PURPOSE

The purpose of this directive is to advise housing providers of the index factors to be used in the calculation of subsidy for 2022.

ACTION TO BE TAKEN

Housing providers shall use the index factors in the table below to calculate subsidies under the Housing Services Act, 2011 (HSA) on an annual basis. The percentages provided in the 2022 tables have been converted into "index factors" as instructed in O. Reg. 369/11 Section 13 (1) (i.e. percentage converted to a decimal plus 1.0). Some benchmark index factors vary for townhouses and apartments.

COSTS	MIXED NON-PROFIT HOUSING PROVIDERS		100% RGI NON-PROFIT HOUSING PROVIDERS
	APARTMENTS	TOWNHOUSES	TOWNHOUSES AND APARTMENTS
Administration and Maintenance	1.0371	1.0371	1.0371
Insurance	1.0352	1.0352	1.0352
Bad Debt	1.0120	1.0120	1.0371
Electricity	1.1861	1.1861	1.1861
Water	1.0342	1.0342	1.0342
Natural Gas	1.1720	1.1720	1.1720
Oil and Other Fuel	1.3582	1.3582	1.3582
Capital Reserves	1.0371	1.0371	1.0371

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REVENUES	MIXED NON-PROFIT HOUSING PROVIDERS		100% RGI NON-PROFIT HOUSING PROVIDERS
	APARTMENTS	TOWNHOUSES	TOWNHOUSES AND APARTMENTS
Indexed Market Rent	1.0120	1.0120	
Vacancy Loss	1.0120	1.0120	
Non-rental revenue	1.0	1.0	

REFERENCE

SH Notification 21-01: 2022 Market Rent Index & Indices for Non-Profit Projects

LEGISLATION

If you have any questions, please contact the following:

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**Chris Morrison, Manager
Housing Department**

September 15, 2021

Date

SHnotification

Social Housing

Subject: 2022 Market Rent Index & Indices for Non-Profit Projects

- Legislation/Regulation
 Operational

Release 21-01

The ministry provides indices for costs and revenues to calculate subsidies under the Housing Services Act, 2011 (HSA) on an annual basis. The indices which need to be used in the calculation of subsidies for 2022 are in the attached tables. Also attached are guidelines for their use:

- [Attachment A – 2022 Market Rent Index](#)
- [Guide to Attachment A: 2022 Market Rent Index Table](#)
- [Attachment B – 2022 Indices for 100% RGI Non-Profit Projects](#)
- [Attachment C – 2022 Indices for Mixed Non-Profit Projects](#)
- [Guide to Attachments B & C: 2022 Indices for Mixed Non-Profit and 100% RGI Projects](#)

For more information please contact the ministry at: HousingServiceDesk@Ontario.ca

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Attachment A – 2022 Market Rent Index

2022 Market Rent Index Table - SHN-21-01							
Name	District (CA, CMA, Zone)	Apartment Average Rent			(Row) Townhouse Average Rent		
		CMHC RMS 2019- 20 % change	2022 Residential Tenancy Act (RTA) Guideline	2022 MRI	CMHC RMS 2019- 20 % change	2022 Residential Tenancy Act (RTA) Guideline	2022 MRI
Barrie	Barrie CMA	2.9%	1.2%	1.2%	0.7%	1.2%	0.7%
Barrie	Zone 1 - South	2.9%	1.2%	1.2%	0.7%	1.2%	0.7%
Barrie	Zone 2 - North	2.9%	1.2%	1.2%	0.7%	1.2%	0.7%
Belleville	Belleville CMA	5.4%	1.2%	1.2%	0.8%	1.2%	0.8%
Belleville	Zone 1 - City of Belleville	6.2%	1.2%	1.2%	**	1.2%	1.2%
Belleville	Zone 2 - City of Quinte West	3.4%	1.2%	1.2%	**	1.2%	1.2%
Bracebridge Town	Bracebridge Town	2.8%	1.2%	1.2%	**	1.2%	1.2%
Brantford	Brantford CMA	7.0%	1.2%	1.2%	14.7%	1.2%	1.2%
Brant City	Brant City	7.0%	1.2%	1.2%	14.7%	1.2%	1.2%
Brockville CA	Brockville CA	9.3%	1.2%	1.2%	**	1.2%	1.2%
Chatham	Chatham-Kent CA	2.0%	1.2%	1.2%	0.1%	1.2%	0.1%
Chatham	Zone 1 - Chatham City	4.6%	1.2%	1.2%	**	1.2%	1.2%
Chatham	Zone 2 - Wallaceburg	7.1%	1.2%	1.2%	-8.3%	1.2%	-8.3%
Chatham	Zone 3 - Rest of Kent	-16.7%	1.2%	-16.7%	3.3%	1.2%	1.2%
Cobourg CA	Cobourg CA	11.7%	1.2%	1.2%	**	1.2%	1.2%
Collingwood CA	Collingwood CA	5.2%	1.2%	1.2%	**	1.2%	1.2%
Cornwall	Cornwall CA	4.2%	1.2%	1.2%	-11.7%	1.2%	-11.7%
Cornwall	Zone 1 - City Centre	0.7%	1.2%	0.7%	-7.6%	1.2%	-7.6%
Cornwall	Zone 2 - City North	6.9%	1.2%	1.2%	**	1.2%	1.2%
Cornwall	Zone 3 - Outlying Areas	**	1.2%	1.2%	**	1.2%	1.2%
Elliot Lake CA	Elliot Lake CA	15.2%	1.2%	1.2%	**	1.2%	1.2%
Georgian Highlands Town	Georgian Highlands Town	**	1.2%	1.2%	**	1.2%	1.2%
Gravenhurst Town	Gravenhurst Town	2.4%	1.2%	1.2%	**	1.2%	1.2%
Greater Napanee Town	Greater Napanee Town	-2.9%	1.2%	-2.9%	**	1.2%	1.2%
Guelph	Guelph CMA	5.5%	1.2%	1.2%	20.7%	1.2%	1.2%
Guelph	Zone 1 - West	3.6%	1.2%	1.2%	**	1.2%	1.2%
Guelph	Zone 2 - South	4.3%	1.2%	1.2%	23.8%	1.2%	1.2%
Guelph	Zone 3 - East	14.4%	1.2%	1.2%	**	1.2%	1.2%
	Zone 4 - Guelph/Eramosa/Puslinch	**	1.2%	1.2%	**	1.2%	1.2%
Haldimand Town	Haldimand Town	-1.4%	1.2%	-1.4%	**	1.2%	1.2%
Hamilton	Hamilton CMA	6.6%	1.2%	1.2%	1.1%	1.2%	1.1%
Hamilton	Zone 1 - Downtown Core	6.9%	1.2%	1.2%	**	1.2%	1.2%
Hamilton	Zone 2 - Central East	3.5%	1.2%	1.2%	**	1.2%	1.2%
Hamilton	Zone 3 - East End	4.5%	1.2%	1.2%	5.1%	1.2%	1.2%
Hamilton	Zone 4 - Central	8.0%	1.2%	1.2%	**	1.2%	1.2%
Hamilton	Zone 5 - West End	3.0%	1.2%	1.2%	n/u	1.2%	1.2%
Hamilton	Zone 6 - Mountain	7.2%	1.2%	1.2%	4.6%	1.2%	1.2%
Hamilton	Zone 7 - Grimsby and Stoney Creek	7.4%	1.2%	1.2%	**	1.2%	1.2%
Hamilton	Zone 8 - Burlington	7.9%	1.2%	1.2%	-2.3%	1.2%	-2.3%
Hamilton	Zone 9 - Ancast./Dundas/Flambor./Glanbrk.	6.6%	1.2%	1.2%	**	1.2%	1.2%
Hawkesbury CA	Hawkesbury CA	2.8%	1.2%	1.2%	-5.1%	1.2%	-5.1%

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Name	District (CA, CMA, Zone)	Apartment Average Rent			(Row) Townhouse Average Rent		
		CMHC RMS 2019- 20 % change	2022 Residential Tenancy Act (RTA) Guideline	2022 MRI	CMHC RMS 2019- 20 % change	2022 Residential Tenancy Act (RTA) Guideline	2022 MRI
Huntsville Town	Huntsville Town	11.6%	1.2%	1.2%	**	1.2%	1.2%
Ingersoll Town	Ingersoll Town	**	1.2%	1.2%	**	1.2%	1.2%
Kawartha Lakes CA	Kawartha Lakes CA	1.5%	1.2%	1.2%	**	1.2%	1.2%
Kenora CA	Kenora CA	-2.5%	1.2%	-2.5%	**	1.2%	1.2%
Kingston	Kingston CMA	3.6%	1.2%	1.2%	0.8%	1.2%	0.8%
Kingston	Zone 1 - Downtown Kingston	5.5%	1.2%	1.2%	**	1.2%	1.2%
Kingston	Zone 2 - Southwestern Kingston City	2.4%	1.2%	1.2%	**	1.2%	1.2%
Kingston	Zone 3 - Northern Kingston City	2.5%	1.2%	1.2%	**	1.2%	1.2%
Kingston	Zone 4 - Rest of Kingston CMA	3.0%	1.2%	1.2%	2.9%	1.2%	1.2%
Kitchener	Kitchener CMA	5.0%	1.2%	1.2%	6.8%	1.2%	1.2%
Kitchener	Zone 1 - Kitchener (East)	3.5%	1.2%	1.2%	-0.4%	1.2%	-0.4%
Kitchener	Zone 2 - Kitchener (Central)	3.9%	1.2%	1.2%	**	1.2%	1.2%
Kitchener	Zone 3 - Kitchener (West)	4.7%	1.2%	1.2%	6.9%	1.2%	1.2%
Kitchener	Kitchener City	3.9%	1.2%	1.2%	3.1%	1.2%	1.2%
Kitchener	Zone 4 - Waterloo City	5.6%	1.2%	1.2%	4.9%	1.2%	1.2%
Kitchener	Zone 5 - Cambridge City	4.3%	1.2%	1.2%	19.1%	1.2%	1.2%
Kitchener	Zone 6 - Two Townships	3.9%	1.2%	1.2%	**	1.2%	1.2%
Lambton Shores City	Lambton Shores City	22.8%	1.2%	1.2%	**	1.2%	1.2%
Leamington CA	Leamington CA	1.9%	1.2%	1.2%	**	1.2%	1.2%
London	London CMA	9.2%	1.2%	1.2%	13.2%	1.2%	1.2%
London	Zone 1 - Downtown North	11.7%	1.2%	1.2%	**	1.2%	1.2%
London	Zone 2 - Northeast	8.5%	1.2%	1.2%	5.8%	1.2%	1.2%
London	Zone 3 - North	12.0%	1.2%	1.2%	**	1.2%	1.2%
London	Zone 4 - Northwest	8.5%	1.2%	1.2%	**	1.2%	1.2%
London	Zone 5 - Southwest	10.7%	1.2%	1.2%	12.8%	1.2%	1.2%
London	Zone 6 - South Central	8.9%	1.2%	1.2%	**	1.2%	1.2%
London	Zone 7 - South	8.5%	1.2%	1.2%	**	1.2%	1.2%
London	Zone 8 - East	4.8%	1.2%	1.2%	5.5%	1.2%	1.2%
London	Zone 9 - St. Thomas	5.7%	1.2%	1.2%	**	1.2%	1.2%
London	Zone 10 - Strathroy-Caradoc	18.0%	1.2%	1.2%	**	1.2%	1.2%
London	Zone 11 - Rest of CMA	-15.6%	1.2%	-15.6%	**	1.2%	1.2%
Midland CA	Midland CA	0.4%	1.2%	0.4%	**	1.2%	1.2%
Mississippi Mills Town	Mississippi Mills Town	n/u	1.2%	1.2%	**	1.2%	1.2%
Norfolk CA	Norfolk CA	-0.3%	1.2%	-0.3%	**	1.2%	1.2%
North Bay CA	North Bay CA	3.6%	1.2%	1.2%	0.4%	1.2%	0.4%
North Perth Town	North Perth Town	4.0%	1.2%	1.2%	**	1.2%	1.2%
Orillia CA	Orillia CA	0.3%	1.2%	0.3%	**	1.2%	1.2%
Oshawa	Oshawa CMA	5.2%	1.2%	1.2%	7.7%	1.2%	1.2%
Oshawa	Zone 1 - Oshawa (North)	12.5%	1.2%	1.2%	**	1.2%	1.2%
Oshawa	Zone 2 - Oshawa (S./Central)	0.7%	1.2%	0.7%	**	1.2%	1.2%
Oshawa	Oshawa City (Zone 1-2)	5.4%	1.2%	1.2%	8.5%	1.2%	1.2%
Oshawa	Zone 3 - Whitby	6.3%	1.2%	1.2%	**	1.2%	1.2%
Oshawa	Zone 4 - Clarington	-2.5%	1.2%	-2.5%	-0.7%	1.2%	-0.7%
Ottawa	Ottawa CMA	6.0%	1.2%	1.2%	5.3%	1.2%	1.2%

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Name	District (CA, CMA, Zone)	Apartment Average Rent			(Row) Townhouse Average Rent		
		CMHC RMS 2019- 20 % change	2022 Residential Tenancy Act (RTA) Guideline	2022 MRI	CMHC RMS 2019- 20 % change	2022 Residential Tenancy Act (RTA) Guideline	2022 MRI
Ottawa	01-Downtown	0.2%	1.2%	0.2%	**	1.2%	1.2%
Ottawa	02-Sandy Hill/Lowertown	-0.7%	1.2%	-0.7%	**	1.2%	1.2%
Ottawa	03-Glebe/Old Ottawa South	4.9%	1.2%	1.2%	-0.2%	1.2%	-0.2%
Ottawa	04-Alta Vista/Hunt Club	7.6%	1.2%	1.2%	-3.8%	1.2%	-3.8%
Ottawa	05-Carlington/Iris	3.1%	1.2%	1.2%	**	1.2%	1.2%
Ottawa	06-Chinatown/Hintonburg/Westboro N	9.3%	1.2%	1.2%	-10.0%	1.2%	-10.0%
Ottawa	07-New Edinb./Manor Park/Overbrook	6.4%	1.2%	1.2%	9.7%	1.2%	1.2%
Ottawa	08-Westboro S/Hampton Pk/Britannia	6.3%	1.2%	1.2%	**	1.2%	1.2%
Ottawa	09-Hunt Club South Keys	9.7%	1.2%	1.2%	21.9%	1.2%	1.2%
Ottawa	10-Vanier	9.3%	1.2%	1.2%	**	1.2%	1.2%
Ottawa	11-Gloucester North Orleans	6.6%	1.2%	1.2%	11.9%	1.2%	1.2%
Ottawa	12-Eastern Ottawa Surrounding Areas	34.4%	1.2%	1.2%	**	1.2%	1.2%
Ottawa	13-Nepean	4.9%	1.2%	1.2%	7.3%	1.2%	1.2%
Ottawa	14-Western Ottawa Areas	17.3%	1.2%	1.2%	**	1.2%	1.2%
Owen Sound CA	Owen Sound CA	5.7%	1.2%	1.2%	**	1.2%	1.2%
Pembroke CA	Pembroke CA	1.8%	1.2%	1.2%	**	1.2%	1.2%
Petawawa CA	Petawawa CA	2.8%	1.2%	1.2%	**	1.2%	1.2%
Peterborough	Peterborough CMA	6.6%	1.2%	1.2%	2.7%	1.2%	1.2%
Peterborough	Zone 1 - Downtown	6.7%	1.2%	1.2%	-4.8%	1.2%	-4.8%
Peterborough	Zone 2 - Rest of CA	6.8%	1.2%	1.2%	8.0%	1.2%	1.2%
Port Hope CA	Port Hope CA	0.8%	1.2%	0.8%	**	1.2%	1.2%
Prince Edward County	Prince Edward County	4.1%	1.2%	1.2%	-3.7%	1.2%	-3.7%
Sarnia CA	Sarnia CA	12.0%	1.2%	1.2%	11.5%	1.2%	1.2%
Saugeen Shores Town	Saugeen Shores Town	3.4%	1.2%	1.2%	**	1.2%	1.2%
Sault Ste. Marie	Sault Ste. Marie CA	3.0%	1.2%	1.2%	15.2%	1.2%	1.2%
Sault Ste. Marie	Zone 1 - Downtown	3.1%	1.2%	1.2%	**	1.2%	1.2%
Sault Ste. Marie	Zone 2 - City East	3.3%	1.2%	1.2%	14.5%	1.2%	1.2%
Sault Ste. Marie	Zone 3 - City West	0.9%	1.2%	0.9%	**	1.2%	1.2%
South Huron Town	South Huron Town	21.5%	1.2%	1.2%	**	1.2%	1.2%
St. Catharines	St. Catharines-Niagara CMA	4.6%	1.2%	1.2%	20.8%	1.2%	1.2%
St. Catharines	Zone 1 - St. Catharines (Core)	4.6%	1.2%	1.2%	**	1.2%	1.2%
St. Catharines	Zone 2 - St. Catharines (North Remainder)	6.2%	1.2%	1.2%	**	1.2%	1.2%
St. Catharines	Zone 3 - St. Catharines (South Remainder)	-0.6%	1.2%	-0.6%	**	1.2%	1.2%
St. Catharines	Zone 4 - Niagara Falls (Core)	1.9%	1.2%	1.2%	**	1.2%	1.2%
St. Catharines	Zone 5 - Niagara Falls (Remainder)	10.3%	1.2%	1.2%	**	1.2%	1.2%
St. Catharines	Zone 6 - Wellend	6.4%	1.2%	1.2%	**	1.2%	1.2%
St. Catharines	Zone 7 - Remainder of CMA	-1.4%	1.2%	-1.4%	**	1.2%	1.2%
St. Catharines	Zone 8 - Fort Erie	5.7%	1.2%	1.2%	**	1.2%	1.2%
Stratford CA	Stratford CA	8.9%	1.2%	1.2%	**	1.2%	1.2%
Sudbury	Greater Sudbury CMA	2.8%	1.2%	1.2%	-0.6%	1.2%	-0.6%
Sudbury	Zone 1 - Lockerby	3.2%	1.2%	1.2%	15.2%	1.2%	1.2%
Sudbury	Zone 2 - New Sudbury	4.4%	1.2%	1.2%	1.7%	1.2%	1.2%
Sudbury	Zone 3 - Old Sudbury	2.0%	1.2%	1.2%	-11.5%	1.2%	-11.5%
Sudbury	Zone 4 - Remainder Metropolitan Area	4.0%	1.2%	1.2%	0.7%	1.2%	0.7%

2022 Market Rent Index Table - SHN-21-01

Name	District (CA, CMA, Zone)	Apartment Average Rent			(Row) Townhouse Average Rent		
		CMHC RMS 2019- 20 % change	2022 Residential Tenancy Act (RTA) Guideline	2022 MRI	CMHC RMS 2019- 20 % change	2022 Residential Tenancy Act (RTA) Guideline	2022 MRI
Temiskaming Shores CA	Temiskaming Shores CA	n/a	1.2%	1.2%	**	1.2%	1.2%
Thunder Bay	Thunder Bay CMA	1.5%	1.2%	1.2%	16.3%	1.2%	1.2%
Thunder Bay	Zone 1 - North Ward	1.9%	1.2%	1.2%	14.1%	1.2%	1.2%
Thunder Bay	Zone 2 - South Ward	1.0%	1.2%	1.0%	**	1.2%	1.2%
Tillsonburg CA	Tillsonburg CA	2.2%	1.2%	1.2%	**	1.2%	1.2%
Timmins CA	Timmins CA	6.2%	1.2%	1.2%	-4.7%	1.2%	-4.7%
Toronto	Toronto CMA	4.7%	1.2%	1.2%	10.5%	1.2%	1.2%
Toronto	Zone 1 - Former City of Toronto (Central)	1.8%	1.2%	1.2%	**	1.2%	1.2%
Toronto	Zone 2 - Former City of Toronto (East)	5.5%	1.2%	1.2%	**	1.2%	1.2%
Toronto	Zone 3 - Former City of Toronto (North)	3.9%	1.2%	1.2%	**	1.2%	1.2%
Toronto	Zone 4 - Former City of Toronto (West)	3.5%	1.2%	1.2%	**	1.2%	1.2%
Toronto	Zone 5 - Etobicoke (South)	8.6%	1.2%	1.2%	**	1.2%	1.2%
Toronto	Zone 6 - Etobicoke (Central)	2.6%	1.2%	1.2%	**	1.2%	1.2%
Toronto	Zone 7 - Etobicoke (North)	14.1%	1.2%	1.2%	14.5%	1.2%	1.2%
Toronto	Zone 8 - York	5.5%	1.2%	1.2%	**	1.2%	1.2%
Toronto	Zone 9 - East York	6.4%	1.2%	1.2%	4.9%	1.2%	1.2%
Toronto	Zone 10 - Scarborough (Central)	5.8%	1.2%	1.2%	**	1.2%	1.2%
Toronto	Zone 11 - Scarborough (North)	2.6%	1.2%	1.2%	**	1.2%	1.2%
Toronto	Zone 12 - Scarborough (East)	6.1%	1.2%	1.2%	**	1.2%	1.2%
Toronto	Zone 13 - North York (Southeast)	9.6%	1.2%	1.2%	11.0%	1.2%	1.2%
Toronto	Zone 14 - North York (Northeast)	0.3%	1.2%	0.3%	10.7%	1.2%	1.2%
Toronto	Zone 15 - North York (Southwest)	5.9%	1.2%	1.2%	**	1.2%	1.2%
Toronto	Zone 16 - North York (N.Central)	7.5%	1.2%	1.2%	**	1.2%	1.2%
Toronto	Zone 17 - North York (Northwest)	2.6%	1.2%	1.2%	-3.9%	1.2%	-3.9%
Toronto	Zone 18 - Mississauga (South)	7.2%	1.2%	1.2%	15.1%	1.2%	1.2%
Toronto	Zone 19 - Mississauga (Northwest)	5.1%	1.2%	1.2%	7.0%	1.2%	1.2%
Toronto	Zone 20 - Mississauga (Northeast)	5.4%	1.2%	1.2%	7.6%	1.2%	1.2%
Toronto	Zone 21 - Brampton (West)	5.7%	1.2%	1.2%	**	1.2%	1.2%
Toronto	Zone 22 - Brampton (East)	2.9%	1.2%	1.2%	**	1.2%	1.2%
Toronto	Zone 23 - Oakville	8.6%	1.2%	1.2%	**	1.2%	1.2%
Toronto	Zone 24 - Caledon	**	1.2%	1.2%	**	1.2%	1.2%
Toronto	Zone 25 - R. Hill, Vaughan, King	11.5%	1.2%	1.2%	**	1.2%	1.2%
Toronto	Zone 26 - Aurora, Newmkt, Whit-St.	5.6%	1.2%	1.2%	**	1.2%	1.2%
Toronto	Zone 27 - Markham	3.9%	1.2%	1.2%	**	1.2%	1.2%
Toronto	Zone 28 - Pickering/Ajax/Uxbridge	7.0%	1.2%	1.2%	**	1.2%	1.2%
Toronto	Zone 29 - Milton, Halton Hills	4.0%	1.2%	1.2%	**	1.2%	1.2%
Toronto	Zone 30 - Orangeville	8.2%	1.2%	1.2%	**	1.2%	1.2%
Toronto	Zone 31 - Bradford, W. Gwillimbury	-8.7%	1.2%	-8.7%	**	1.2%	1.2%
West Nipissing Town	West Nipissing Town	2.2%	1.2%	1.2%	**	1.2%	1.2%
Windsor	Windsor CMA	7.7%	1.2%	1.2%	41.3%	1.2%	1.2%
Windsor	Zone 1 - Centre	6.4%	1.2%	1.2%	**	1.2%	1.2%
Windsor	Zone 2 - East Inner	1.4%	1.2%	1.2%	**	1.2%	1.2%
Windsor	Zone 3 - East Outer	12.4%	1.2%	1.2%	47.5%	1.2%	1.2%
Windsor	Zone 4 - West	9.7%	1.2%	1.2%	**	1.2%	1.2%

2022 Market Rent Index Table - SHN-21-01

Name	District (CA, CMA, Zone)	Apartment Average Rent			(Row) Townhouse Average Rent		
		CMHC RMS 2019- 20 % change	2022 Residential Tenancy Act (RTA) Guideline	2022 MRI	CMHC RMS 2019- 20 % change	2022 Residential Tenancy Act (RTA) Guideline	2022 MRI
Windsor	Zone 5 - Amherstburg Township	-1.2%	1.2%	-1.2%	**	1.2%	1.2%
Windsor	Zone 6 - Remainder	4.4%	1.2%	1.2%	**	1.2%	1.2%
Woodstock CA	Woodstock CA	6.0%	1.2%	1.2%	-0.8%	1.2%	-0.8%

Sources:

1. CMHC, RMS: Canada Mortgage and Housing Corporation, Rental Market Survey.
2. Residential Tenancy Act (RTA), Guideline.
3. Statistics Canada's Consumer Price Index.

Notes:

Rent increase calculated based on the Residential Tenancy Act (RTA) guideline.

** implies data is suppressed to protect confidentiality.

n/u: no unit exists in the universe.

n/a: not available because one-year data is missing.

CA: Census Agglomeration

CMA: Census Metropolitan Area

Guide to Attachment A: 2022 Market Rent Index Table

The **2022 Market Rent Index** table is similar in structure to the Market Rent Index table issued by the ministry in the past. The following notes outline how to identify the applicable market rent index for zones within each Service Manager's service area.

Using the "2022 Market Rent Index (MRI) Table" to identify applicable MRI

- The ministry has provided the final 2022 market rent index for all Service Managers in the **"2022 Market Rent Index Table."**
The 2022 market rent index can be identified in the highlighted columns titled:
 - "Apartment" **2022 Market Rent Index**
 - "Row (Townhouse)" **2022 Market Rent Index**
- Service Managers will then identify the applicable market rent index for the respective service area, according to the CA, CMA or zone provided in the 2022 Market Rent Index Table.
- The applicable CA, CMA or zone for apartments or row (townhouses) will be selected by the Service Managers from either:
 - The CA, CMA or zone encompassing the service area in question, or
 - The CA, CMA or zone that is closest to the service area in question, as identified by the service manager.

How to identify boundaries for Zones listed in 2022 Market Rent Index table

- Many of the Rental Market Reports published by the Canada Mortgage and Housing Corporation (CMHC) include descriptions of the boundaries of the surveyed zones. Please see the CMHC website under "rental market surveys/Ontario" to access the free reports.

How to apply the "2022 Market Rent Index table" as populated

- The final figure for the 2022 market rent index is the lesser of the Rent Control Guideline and the percentage change in the local average rent.
- If CMHC data is not available at the zone level, the missing data should be replaced with data from the applicable CA or CMA level.
- If CMHC data is not available at the zone, CA or CMA level, the missing data should be replaced with the average Ontario-wide statistic.
- Ontario-wide weighted average rental change used in 2022 table:
 - i. Apartments: 1.2%
 - ii. Townhouses: 1.2%
- Note: The 2022 Market Rent Index can be zero, a positive or negative number in accordance with the funding formula outlined in the Ontario Regulation 369/11.

For more information contact the Ministry at: HousingServiceDesk@Ontario.ca

Attachment B – 2022 Indices for 100% RGI Non-Profit Projects

2022 Indices 100% RGI Non-Profit Project HSA O. Reg. 369/11, s. 13 (1).			
	Item	Index Description	2022 Index
Benchmark Costs	<i>Administration and Maintenance</i>	Ontario CPI All-items	3.71%
	<i>Insurance</i>	Ontario CPI - Homeowner's Home and Mortgage Insurance sub-index	3.52%
	<i>Bad Debt</i>	Ontario CPI All-items	3.71%
	<i>Electricity</i>	Ontario CPI – Electricity sub-index	18.61%
	<i>Water</i>	Ontario CPI – Water sub-index	3.42%
	<i>Natural Gas</i>	Ontario CPI – Natural Gas sub-index	17.20%
	<i>Oil and Other Fuel</i>	Ontario CPI – Oil and Other Fuel sub-index	35.82%
	<i>Capital Reserves</i>	Ontario CPI All-items	3.71%

Attachment C – 2022 Indices for Mixed Non-Profit Projects

2022 Indices for Mixed Non-Profit Projects HSA O. Reg. 369/11, s. 6 (1).			
	Item	Index Description	2022 Index
Benchmark Costs	<i>Administration and maintenance</i>	Ontario CPI All-items	3.71%
	<i>Insurance</i>	Ontario CPI - homeowner's home and mortgage insurance sub-index	3.52%
	<i>Bad Debt</i>	Market Rent Index	MRI Table
	<i>Electricity</i>	Ontario CPI – Electricity sub-index	18.61%
	<i>Water</i>	Ontario CPI – Water sub-index	3.42%
	<i>Natural Gas</i>	Ontario CPI – Natural gas sub-index	17.20%
	<i>Oil and Other Fuel</i>	Ontario CPI – Oil and other fuel sub-index	35.82%
	<i>Capital Reserves</i>	Ontario CPI All-items	3.71%
Benchmark Revenues	<i>Indexed Market Rent</i>	Market Rent Index	MRI Table
	<i>Vacancy Loss</i>	Market Rent Index	MRI Table
	<i>Non-Rental Revenue</i>	Factor of 1	Factor of 1

Guide to Attachments B & C: 2022 Indices for 100% RGI and Mixed Non-Profit Projects

The following notes describe two documents provided by the ministry for application in the Housing Services Act, 2011 (HSA) subsidy calculation:

- 2022 Mixed Non-Profit Index Table
- 2022 100% RGI Non-Profit Index Table

2022 Index Table – Mixed Non-Profit Projects

The **2022 Mixed Non-Profit Index Table** presents a combination of indices for costs and revenues for non-profit projects. Please note that the indices for the non-profit revenue items are listed in the **2022 Market Rent Index Table** due for release in September.

2022 Index Table – 100% RGI Non-Profit Projects

The 2022 100% RGI Non-Profit Index Table presents a list of indices for individual costs items for 100% RGI non-profit projects.

Applying the Indices

The numbers provided in the 2022 tables are percentages. To apply these indices in the subsidy calculation process, the number provided in the table will need to be converted into an “index factor,” as instructed in HSA O. Reg. 369\11 Section 6.1.

For example: 2.34% converts to a “factor” of 1.0234

This factor is calculated by applying the following:

- Express the cost index as a decimal figure
- Add 1.0 to the decimal figure

For example:

- Index = 2.34%
- Decimal = 0.0234 plus 1.0
- Index factor = 1.0234

Or conversely (for a negative index):

For example:

- Index = -2.34%
- Decimal = -0.0234 plus 1.0
- Index factor = 0.977