

Directive

Directive: 2017 Affordable Housing Rent Increase Guideline

Issue Date:	April 21, 2017	Directive No.:	AHDIR17-01
Revision Date:		Revision No.:	

Applicable Policy:

Type:

The policies and procedures in this Directive are applicable to all affordable units funded by the Canada-Ontario Affordable Housing program.

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|---|--|
| <input checked="" type="checkbox"/> Elgin Seniors Housing Development | <input checked="" type="checkbox"/> 2049515 Ontario Inc. |
| <input checked="" type="checkbox"/> United Counties of Leeds and Grenville | |
| <input checked="" type="checkbox"/> Community Involvement
Legacy Homes | <input type="checkbox"/> Marguerita Residence Corp.
Wall Street Village |

BACKGROUND

Annual rent increase guidelines for residential tenancies are set each year by the Ontario government based on the Ontario Consumer Price Index (CPI) and is the maximum percentage by which a landlord can increase the rent for current residential tenants without approval from the Landlord and Tenant Board. The guideline is designed to take into account increases in building operating and maintenance costs incurred to protect the health and safety of tenants.

The rent increase guideline applies to any rent increase for current tenancies effective between January 1, 2017 and December 31, 2017. The rent increase guideline for 2017 is **1.5** per cent.

Affordable housing providers must also maintain “affordable” rents. This means that the increased rent cannot be higher than 80% of the average market rent for the area.

PURPOSE

The purpose of this directive is to notify all affordable housing providers within the United Counties of Leeds and Grenville of the 2017 rent increase guideline and the allowable average rent as published by Canada Mortgage and Housing Corporation and the Ministry of Community and Social Services.

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ACTION TO BE TAKEN

Each affordable housing provider is directed to increase the Market Rent for all units in accordance with the 2017 rent increase guideline (1.5 per cent) up to the allowable rent under the Affordable Housing Program (AHP) or Investment in Affordable Housing (IAH) by Service Manager area. The rent increase must be approved in a motion by the Board of Directors, if applicable, prior to notifying tenants of the Market rent increase. Allowable rents under the AHP/IAH by provider, unit type and size are as follows:

2017 Allowable Rents

Affordable Housing Provider	Unit Type	Unit Size	Average Market Rent (AMR)	Allowable Rent per Unit per Month
Elgin Seniors Housing	Apartment	1-bdrm	\$765	\$612
2049515 Ontario Inc.	Apartment	2-bdrm	\$909	\$727
Leeds Grenville	Semi-detached	2-bdrm	\$909	\$727
Legacy Homes	Single	2-bdrm	\$909	\$727

All in-situ tenants must be given written notice of the rent increase at least **90 days** in advance of the effective date of the rent increase. At least 12 months must have passed since the tenant first moved in or since the previous rent increase. Units may be re-rented at the allowable rent per unit per month following a vacancy.

REFERENCES

Landlord and Tenant Board 1-800-332-3234 or www.ltb.gov.on.ca
Ministry of Municipal Affairs and Housing
2017 Allowable Rents for 1- and 2-Bedroom Apartments – AHP and IAH

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Date