

# Directive

## Directive: 2014 Rent Increase Guideline

<b>Issue Date:</b>	August 29, 2013	<b>Directive No.:</b>	2013-07
<b>Revision Date:</b>	N/A	<b>Revision No.:</b>	N/A

**Applicable Policy:** N/A

**Type:** Legislative/Operational

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

### Federal/Provincial Cooperative Housing

- |  |
|--|
| <input checked="" type="checkbox"/> Shepherds Green Cooperative Homes Inc. |
|--|

### Housing Providers

- |  |   |
|--|---|
| <input type="checkbox"/> UCLG Public Housing | <input checked="" type="checkbox"/> Rent Supplement Program |
|--|---|

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## BACKGROUND

Each year the Ontario government announces the province's rent increase guideline for the following year. The annual rent increase is the maximum percentage by which a landlord can increase the rent for most current residential tenants without approval from the Landlord and Tenant Board.

The annual rent increase guideline is based on the Ontario Consumer Price Index (CPI) increased monthly by Statistics Canada. 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 new rent increase guideline applies to any rent increase effective between January 1, 2014 and December 31, 2014. The 2014 guideline is 0.8 per cent.

## PURPOSE

The purpose of this directive is to notify all social housing providers within the United Counties of Leeds and Grenville of the 2014 rent increase guideline.

## ACTION TO BE TAKEN

Each social housing provider is directed to increase the Market Rent for all units in accordance with the 2014 rent increase guideline. The rent increase must be approved in a motion by the Board of Directors prior to notifying tenants of the Market rent increase.

All tenants currently paying Market rent must be given written notice of the rent increase at least 90 days before the rent increase takes effect. At least 12 months must have passed since the tenant first moved in or since the last market rent increase.

As the lease agreement includes the Market rent for the size of unit which a rent-geared-to-income tenant occupies, all rent-geared-to-income tenants must also be informed of the increase to the Market rent. This may be provided as a separate notice or as part of their periodic or annual review.

## REFERENCES

Landlord and Tenant Board 1-800-332-3234 or [www.ltb.gov.on.ca](http://www.ltb.gov.on.ca)  
Ministry of Municipal Affairs and Housing

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### Attachments

Backgrounder: 2014 Rent Increase Guideline

News Release: 2014 Rent Increase Cap Second Lowest Since 1975

If you have any questions, please contact the following:

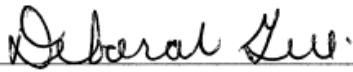
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Deborah Gill, Manager  
Housing Department



Date

## 2014 Rent Increase Cap Second Lowest Since 1975

*Ontario Government Committed to Affordable Housing*

June 21, 2013 9:10 A.M.

Ontario is capping rent increases for 2014 at 0.8 per cent for the province's one million tenant households -- the second lowest cap since the introduction of rent regulation 38 years ago.

The cap, also known as the [Rent Increase Guideline](#), is the maximum amount a landlord can increase a tenants' rent without seeking the approval of the [Landlord and Tenant Board](#).

Providing Ontarians with affordable housing is part of the government's plan to create a fair and prosperous society and help people in their everyday lives.

### QUOTES

" The Rent Increase Guideline is based on the Ontario Consumer Price Index. This year's rate will be the second lowest in history. It will help to ensure Ontario families have more money in their pockets while keeping housing affordable."

- Linda Jeffrey

Minister of Municipal Affairs and Housing

### QUICK FACTS

- The average rent increase guideline from 2004 to 2013 was 2.1 per cent. The average rent increase guideline from 1993 to 2003 was 3.1 per cent.
- The Ontario government passed legislation in 2012 to amend the Residential Tenancies Act, 2006 to ensure that the guideline is capped at no higher than 2.5 per cent.
- The 2014 guideline applies to rent increases that occur between Jan. 1 and Dec. 31, 2014.
- A tenant must be given proper written notice of a rent increase at least 90 days before the rent increase takes effect.
- The guideline is calculated under the [Residential Tenancies Act, 2006](#), which came into force on Jan. 31, 2007. The calculation is based on the [Ontario Consumer Price Index](#), a measure of inflation that is calculated by Statistics Canada.

### LEARN MORE

- [Landlord and Tenant Board](#)

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## 2014 Rent Increase Guideline

June 21, 2013 9:14 A.M.

The annual Rent Increase Guideline is a calculation based on the Ontario Consumer Price Index by Statistics Canada and applies to most private residential rental accommodation covered by the [Residential Tenancies Act, 2006](#).

The guideline does not apply to:

- Vacant residential units
- Residential units first occupied on or after Nov. 1, 1991
- Social housing units
- Nursing homes
- Commercial property

**Timing of Rent Increases** - In most cases, the rent for a unit can be increased if at least 12 months have passed since a tenant first moved in, or if at least 12 months have passed since the last rent increase. A tenant must be given proper written notice of a rent increase at least 90 days before the rent increase takes effect.

**Calculation of the Guideline** - The Rent Increase Guideline is calculated under the [Residential Tenancies Act, 2006](#), and is based only on the Ontario Consumer Price Index which is calculated monthly by Statistics Canada. The 2014 Rent Increase Guideline is calculated by averaging the percentage increase in the Ontario Consumer Price Index during the previous 12 months from June 2012 to May 2013.

**Sample Rent Increase Calculation** - The monthly rent of an apartment is \$1,000 beginning Aug. 1, 2013. With proper written 90 days notice to the tenant, the landlord could lawfully increase the rent 12 months later on Aug. 1, 2014.

**For example:**

- The guideline for 2014 is 0.8 per cent
- The rent increase is 0.8 per cent of \$1,000 = \$8.00
- Therefore, the new rent on Aug. 1, 2014 could be up to \$1,008.00 (\$1,000 + \$8.00)

## Previous rent increase guidelines

<b>Year</b>	<b>Guideline (%)</b>
2013	2.5
2012	3.1
2011	0.7
2010	2.1
2009	1.8
2008	1.4
2007	2.6
2006	2.1
2005	1.5
2004	2.9
2003	2.9
2002	3.9
2001	2.9
2000	2.6
1999	3.0
1998	3.0
1997	2.8
1996	2.8
1995	2.9
1994	3.2
1993	4.9
1992	6.0
1991	5.4

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