

Directive

Directive: 2016 Rent Increase Guideline

Issue Date:	July 29, 2015	Directive No.:	2015-05
Revision Date:	N/A	Revision No.:	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 |
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Federal/Provincial Cooperative Housing

- Shepherds Green Cooperative Homes Inc.
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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 rent increase guideline cannot exceed 2.5 per cent, even if the CPI calculation is higher as set out in the *Residential Tenancies Act*.

The new rent increase guideline applies to any rent increase effective between January 1, 2016 and December 31, 2016. The 2016 guideline is 2.0 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 2016 rent increase guideline.

ACTION TO BE TAKEN

Each social housing provider is directed to increase the Market Rent for all units **by 2.0 per cent** in accordance with the 2016 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
Ministry of Municipal Affairs and Housing

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Chris Morrison, Manager
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Date