



## 2025/2026 Rental Market Report for The United Counties of Leeds and Grenville

July 2025

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## Contents

Introduction.....	4
Canada Mortgage and Housing Corporation Average Market Rent Survey .....	4
Table 1: Canada Mortgage and Housing Corporation Private Apartment Rents (\$) for Brockville, Western Ottawa Surrounding Areas, 2024 .....	4
The National Rental Housing Context in Canada.....	5
Local Survey.....	6
Table 2: Leeds and Grenville 2024-2025 Rental Market Study.....	6
Listings by Unit Type .....	6
Listings by Town/City .....	6
Figure 1: Geographic Location of Rental Listings Reviewed in Leeds and Grenville by Subregion, 2024.....	7
Regional Rental Market .....	7
Figure 2: Map of Leeds and Grenville Subregions .....	8
Figure 3: 2025 Average Market Rent Table for Leeds and Grenville’s Subregions.....	8
Rental Housing Supply.....	8
Figure 4: Number of Private Apartment Units in the City of Brockville, 2020 to 2024.....	9
Rural Housing Supply.....	10
Figure 5: Distribution of Dwelling Types (by year) in Rural Leeds and Grenville*.....	10
Table 3: Permits Issued for New Residential Construction (By Year) in Rural Leeds and Grenville*, 2016 - 2024.....	11
Figure 6: New Housing Units Completed (Yearly) in Rural Leeds and Grenville* .....	12
Vacancy Rates .....	12
Rent Trends Over Time .....	12
Table 4: Alternate Average Market Rent by Unit Type in Leeds and Grenville, 2020 to 2024 ..	13
Table 5: Alternate Average Market Rent Percentage Change by Unit Type from 2020-2025 ..	13
Provincial Rent Increase.....	14
Table 6: Ontario’s Provincial Rent Increase Guideline from 2022 to 2026.....	14
Affordable Housing Rents – Development Charges .....	14
Table 7: Affordable Residential Rental Housing Units for Leeds and Grenville for the Purposes of the Development Charges Act, effective August 1, 2025.....	15



Affordable Housing Deficit in Leeds and Grenville .....	15
Table 8: Affordable Housing Deficit in Leeds and Grenville .....	16
Table 9: Population of the 2021 Affordable Housing Deficit in Leeds and Grenville by Subregion of Low-and-Moderate Income Households .....	16
Figure 7: 2021 Affordable Housing Deficit for Low-and-Moderate Income Households by Sub- Region in Leeds and Grenville .....	17
Income-Based Affordable Housing Rents .....	17
Table 10: Income-based Affordable Housing Targets for Leeds and Grenville, Effective July 1, 2025 .....	18
Alternate Average Market Rent Table.....	18
Table 11: 2025/2026 Average Market Rent Summary .....	18
Affordability of Rents .....	19
Impact of a Lowered Rent Table.....	20
Community and Social Services Division Program Implications .....	20
Table 12: Provincial and Federal Housing Programs Rent Table for Leeds and Grenville, effective July 1, 2025 to June 30, 2026 .....	20



**Introduction**

A rent survey is completed by the Community Housing Department of the United Counties of Leeds and Grenville on an annual basis to gather information on the current rental housing market in the various geographic regions in Leeds and Grenville. The data collected is used to verify the current market rents in Leeds and Grenville, for the development of affordable housing policies, including the maximum affordable housing rents for units funded through the Community Housing Department, such as through the Investment in Affordable Housing programs.

**Canada Mortgage and Housing Corporation Average Market Rent Survey**

Canada Mortgage and Housing Corporation (CMHC) conducts an annual rental market survey in urban areas with populations of 10,000 or greater. The survey targets privately initiated rental structures with at least three rental units, which have been on the market for at least three months. The survey collects rent levels, turnover, and vacancy unit data for all sampled structures. Presently, the CMHC average market rent table for Leeds and Grenville (Table 1), is based upon data from the City of Brockville.

The Municipality of North Grenville is surveyed by CMHC with its data included with the City of Ottawa’s, but in the most recent survey there was insufficient data to produce a rent table for North Grenville for 2024. Due to the lack of rental data for that area, CMHC has applied the Western Ottawa Surrounding Areas to CMHC programs in the Municipality of North Grenville.

**Table 1: Canada Mortgage and Housing Corporation Private Apartment Rents (\$) for Brockville, Western Ottawa Surrounding Areas, 2024**

	<b>Bachelor</b>	<b>One Bedroom</b>	<b>Two Bedroom</b>	<b>Three + Bedroom</b>
Brockville	\$903	\$1,010	\$1,233	\$1,144
Western Ottawa Surrounding Areas	\$1,861	\$2,103	\$2,519	\$2,570

Source: CMHC Housing Market Information Portal (March 2025)

The CMHC survey has some limitations in Leeds and Grenville; the survey is based upon data only from the City of Brockville, and does not include rental information from the eleven other municipalities in Leeds and Grenville. The Municipality of North Grenville is

surveyed by CMHC with its data included with the City of Ottawa's, but there usually is insufficient data to produce a rent table for North Grenville.

The rents used to calculate the average market rent (AMR) in the CMHC survey include the rents of sitting tenants and the asking rent for vacant units. As most units surveyed are occupied, the majority of unit rents in the survey will be that of sitting tenants, which are protected by the provincial rent control guidelines. Because the majority of rents included in CMHC's survey are "rent-controlled", the AMR table does not provide an accurate picture of the average asking price of units, presenting a limitation when using the CMHC AMR for certain local housing policies.

### **The National Rental Housing Context in Canada**

Key highlights from Canada Mortgage and Housing Corporations' (CMHC) 2024 Fall Rental Market Report:

- Rental market conditions across Canada's large urban centres remained tight despite lessening market pressures in some centres due to record level growth in supply outpacing strong demand.
- The average vacancy rate for purpose-built rental apartments rose to 2.2% in 2024 from 1.5% in 2023, remaining below the 10-year historical average of 2.7%.
- Average rent growth slowed, with rents for two-bedroom units rising by 5.4%, down from the record 8.0% in 2023.
- Ottawa bucked the trend, with overall average rent growth slightly accelerating.
- Rents increased by 23.5% when units turned over, which is close to 2023 rates. Rent hikes on turnover units accounted for more than 40% of the overall rent increase.
- Despite the slowdown in rent growth, renter affordability remained strained. The increase in rental stock was driven by newly completed, higher-priced units, which were unaffordable for many renters and primarily served higher-income households.

### Local Survey

A local housing survey was conducted by the United Counties of Leeds and Grenville, Community Housing Department to determine the average asking-rents for rented dwellings throughout Leeds and Grenville. The data collected was compiled, and is summarized in Table 2 below.

**Table 2: Leeds and Grenville 2024-2025 Rental Market Study**

	Room	Bachelor	One Bedroom	Two Bedroom	Three Bedroom
Average	\$821	\$1,386	\$1,540	\$1,893	\$2,234
Median	\$800	\$1,350	\$1,425	\$1,800	\$2,212
Mode	\$700	\$1,700	\$1,249	\$1,800	\$1,695
Highest	\$1,715	\$1,700	\$2,700	\$3,400	\$3,200
Lowest	\$450	\$1,090	\$1,050	\$895	\$1,450

Source: The United Counties of Leeds and Grenville Community Housing Department

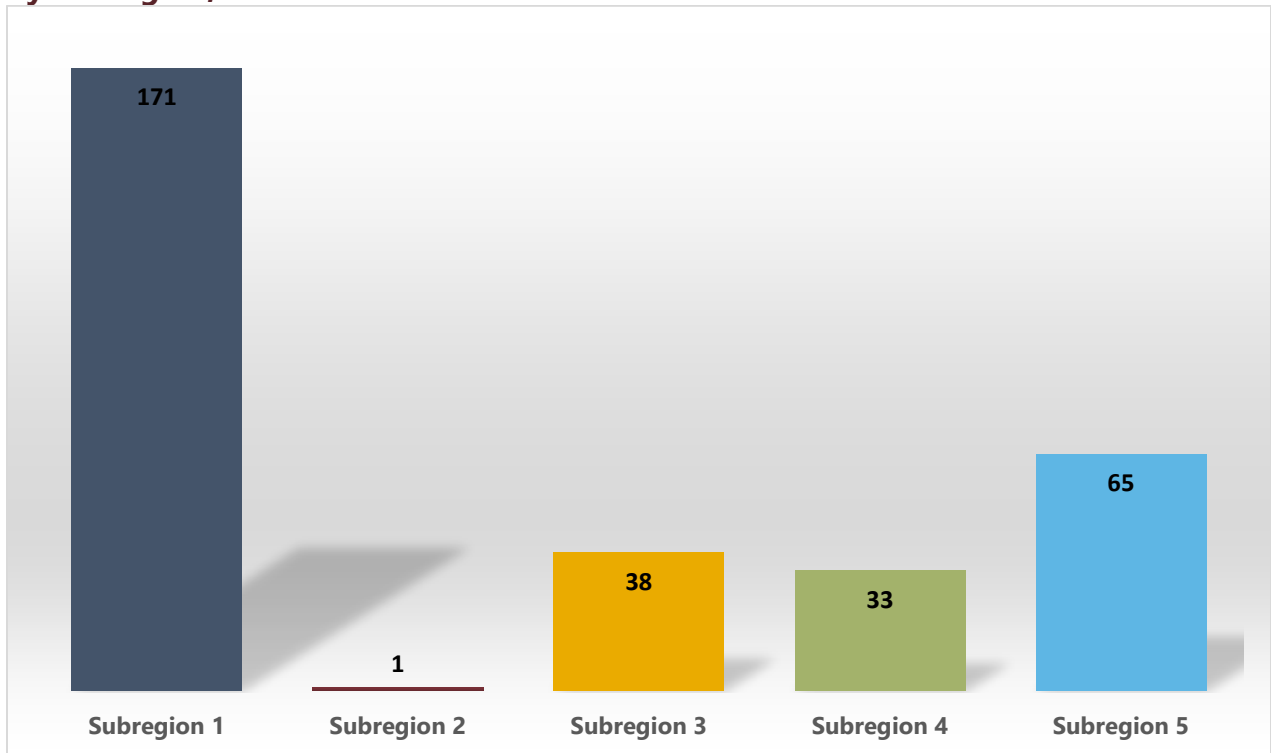
### Listings by Unit Type

The majority of rental listings reviewed for the Leeds Grenville rental survey (table 2) were for two-bedroom units (133), followed by one-bedroom units (71), and three-bedroom units (48); there were also listings reviewed for seven bachelor units, and 47 shared accommodations/rooms, and only two listings for units that have four bedrooms.

### Listings by Town/City

The majority of listings reviewed were for unit rentals located in the City of Brockville (165), followed by the Town of Prescott (54), Town of Gananoque (35), and Town of Kemptville (33), which are grouped into Leeds Grenville’s subregions and illustrated in Figure 1. There were no listings for Sub-Region Two North Leeds (Township of Rideau Lakes and the Village of Westport); listings from the Rural Housing Information System (RHIS) were utilized for Figure 3: 2025 Average Market Rent Table for Leeds and Grenville’s Subregions.

**Figure 1: Geographic Location of Rental Listings Reviewed in Leeds and Grenville by Subregion, 2024**



Source: The United Counties of Leeds and Grenville Community Housing Department, and the Rural Housing Information System (RHIS)

### Regional Rental Market

The geographic areas of The United Counties of Leeds and Grenville are reported within the following sub-regions, see Figure 2 below.

**Sub-Region 1: Brockville and Area** - City of Brockville, Township of Elizabethtown-Kitley

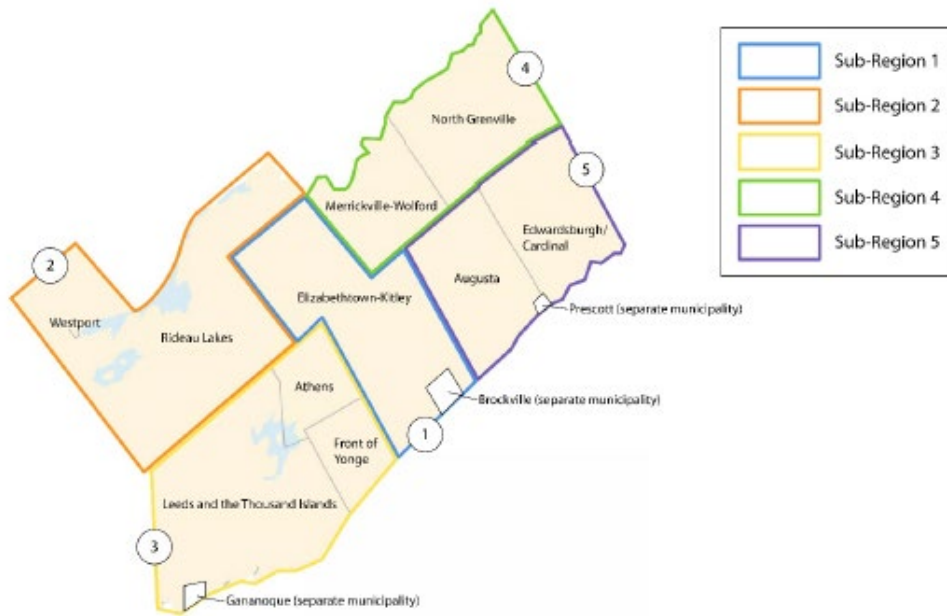
**Sub-Region 2: North Leeds** - The Township of Rideau Lakes, Village of Westport

**Sub-Region 3: South Leeds** - Town of Gananoque, Township of Leeds and the Thousand Islands, Township of Front of Yonge, Township of Athens

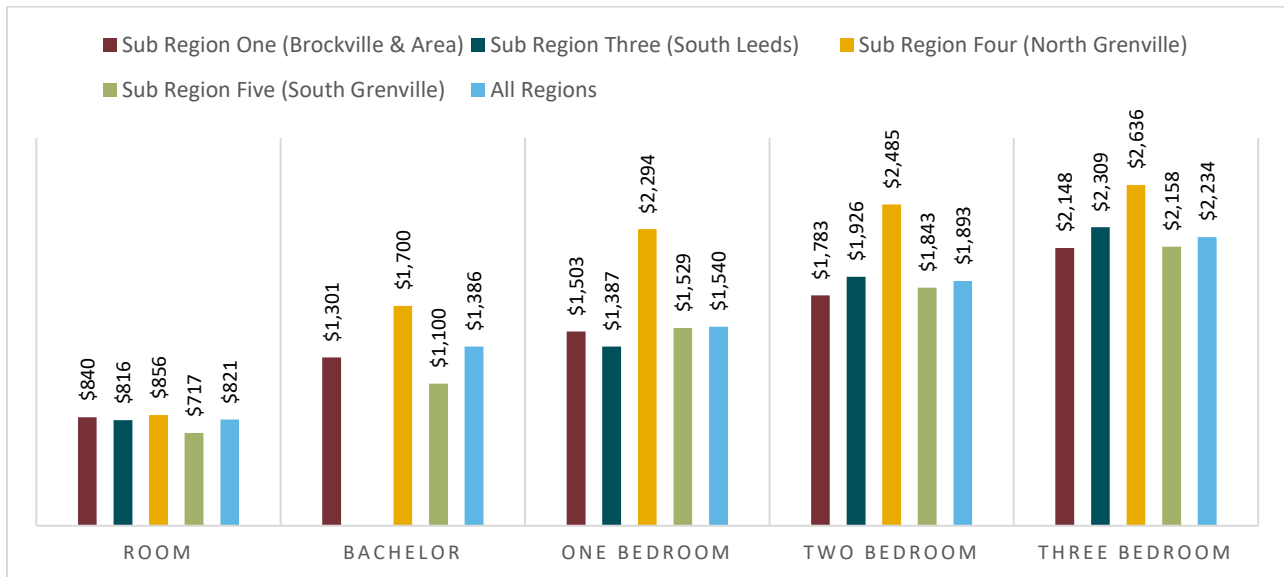
**Sub-Region 4: North Grenville** - The Municipality of North Grenville, Village of Merrickville-Wolford

**Sub-Region 5: South Grenville** - Town of Prescott, Township of Augusta, Township of Edwardsburgh-Cardinal

**Figure 2: Map of Leeds and Grenville Subregions**



**Figure 3: 2025 Average Market Rent Table for Leeds and Grenville’s Subregions**



Source: The United Counties of Leeds and Grenville Community Housing Department, and the Rural Housing Information System (RHIS)

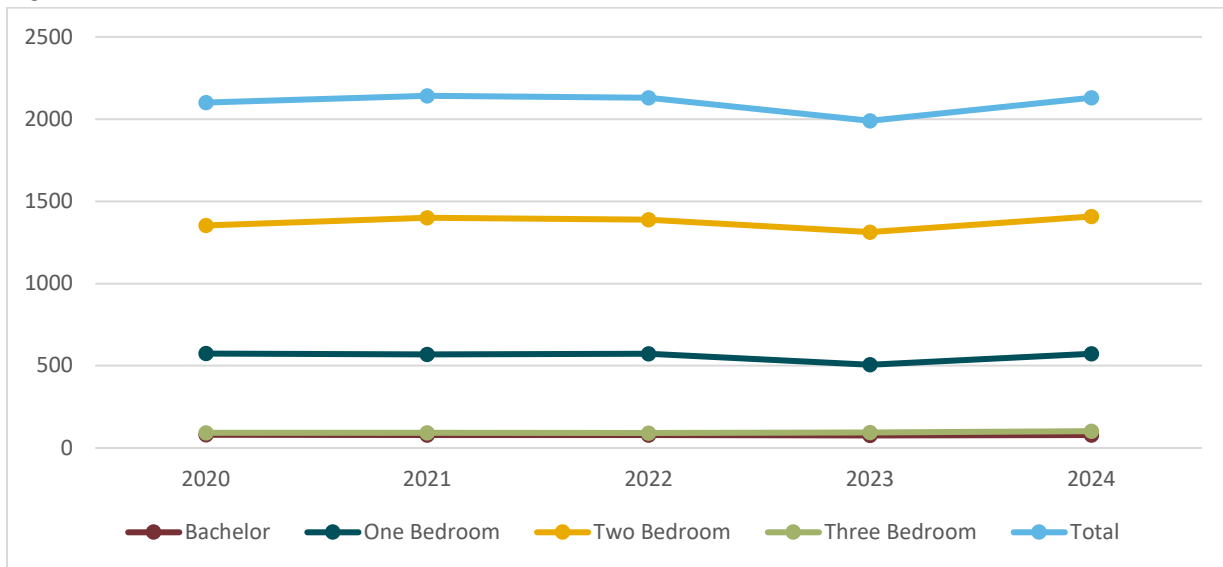
### Rental Housing Supply

According to Statistics Canada’s Census of the Population, in 2020 there were 9,770 renter households in Leeds and Grenville, and 34,850 owner households. Canada Mortgage and

Housing Corporation collects data on the number of apartments in regions surveyed; in Leeds and Grenville, this information is collected for the City of Brockville.

The number of private apartments in the City of Brockville has remained relatively stable over the past five years, with recent growth in the one-bedroom and two-bedroom rental units. As seen in table four, the majority of private apartments in the City of Brockville are two-bedroom apartments (1,408), followed by one-bedroom apartments (572), three-bedroom apartments (102), and bachelor units (79). The overall number of residential rental units in the City of Brockville has decreased from 2,142 in 2021 to 1,990 in 2023, likely from a trend of landlords selling their rental properties to capitalize on the high prices that resale homes were garnering at that time.

**Figure 4: Number of Private Apartment Units in the City of Brockville, 2020 to 2024**



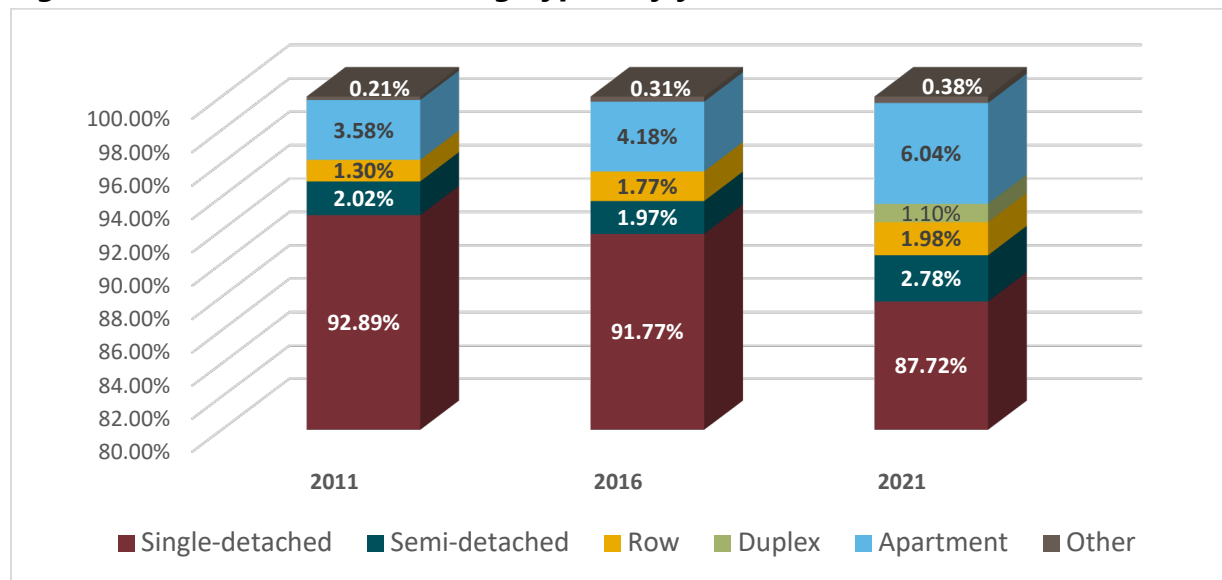
Source: Canada Mortgage and Housing Corporation

Because there are far less bachelor units and three-bedroom available than other bedroom types, it may be more difficult to find an affordable unit of these types when needed. Tenants searching for a one or two-bedroom apartment may have more affordable options available to choose from. In particular, two-bedroom apartments comprise approximately 66% of the rental housing supply in Brockville, which may allow for a greater quantity of lower priced units in the market. The number of private apartments has not increased or decreased significantly over the past five years, however the overall number has been slowly increasing overall.

### Rural Housing Supply

The number of new dwellings in the rural areas of Leeds and Grenville (all municipalities excluding the City of Brockville, Town of Gananoque and Town of Prescott) have been slowly increasing over the past decade. Single-detached dwellings remain as the dominant dwelling type, comprising 92.89% of dwellings in 2011, but have been slowly decreasing in the overall proportion of dwelling types, down to 87.72% in 2021. In the same period, multi-residential dwellings (i.e. semi-detached, row, duplex, apartment) have grown from comprising 7.11% of total dwelling types, to 12.28% of dwelling types in rural Leeds and Grenville. As multi-unit dwellings are typically rented, the increase in these dwelling types are increasing the supply of rental housing in rural areas of Leeds and Grenville, which may potentially provide more affordable housing options for renter households.

**Figure 5: Distribution of Dwelling Types (by year) in Rural Leeds and Grenville\***



Source: Statistics Canada Custom Report (Rural Housing Information System)

\*Data excludes the City of Brockville, Town of Gananoque and Town of Prescott

The number of new building permits issued for new residential construction in rural Leeds and Grenville has remained fairly consistent over the past decade, with some yearly fluctuations. After a slowing of new permits issued for apartment buildings between 2018 to 2023, there was an increasing uptake in 2024, see table 3 for more information.

**Table 3: Permits Issued for New Residential Construction (By Year) in Rural Leeds and Grenville\*, 2016 - 2024**

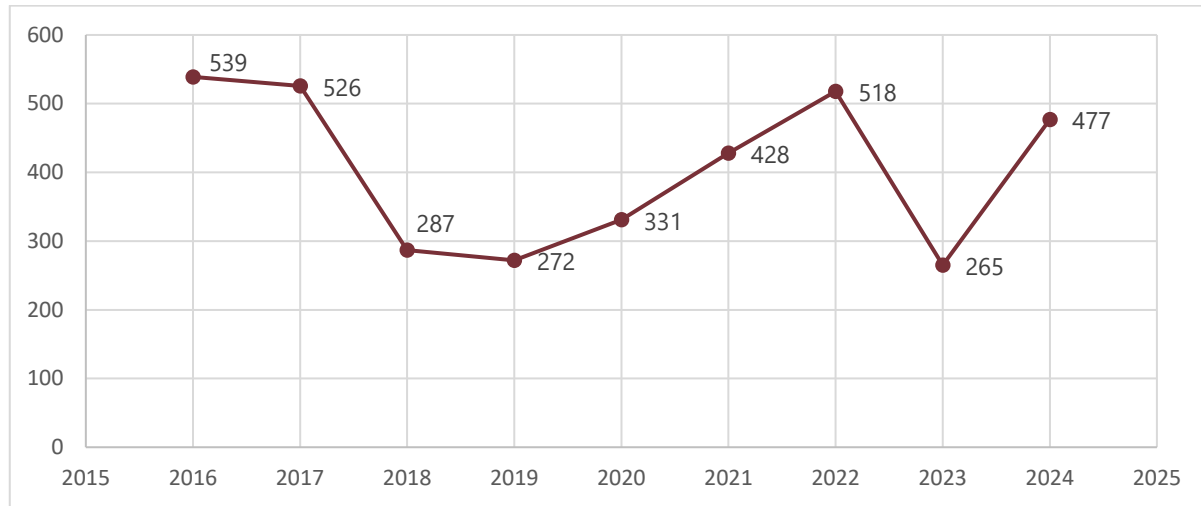
Year	Total Permits Issued	Total New Units	Building Type						
			Detached	Semi	Row	Apartment	Condo-minium	Cottage	Mobile Home
2024	378	477	227	4	127	9	0	11	0
2023	259	265	223	3	16	3	0	13	1
2022	506	518	340	2	80	4	62	18	0
2021	405	428	368	3	10	3	0	19	2
2020	313	331	281	6	11	4	0	11	0
2019	268	272	227	5	9	3	0	20	4
2018	263	287	234	7	4	3	0	15	0
2017	504	526	280	95	108	20	0	1	0
2016	505	539	291	136	29	34	0	13	0

Source: Statistics Canada Custom Report (Rural Housing Information System)

\*Data excludes the City of Brockville, Town of Gananoque and Town of Prescott

The total number of new units completed in rural Leeds and Grenville has remained fairly consistent over the past ten-years, with 539 completions in 2016 and 477 completions in 2024 – see Figure 6 for further information. Through a process called “filtering”, as new units continue to be added to the rural housing supply, there will be increased competition in the housing market with more households moving from the rental market to home ownership, and potential for lower or a slower growth of market rents.

**Figure 6: New Housing Units Completed (Yearly) in Rural Leeds and Grenville\***



Source: Statistics Canada Custom Report (Rural Housing Information System)

\*Data excludes the City of Brockville, Town of Gananoque and Town of Prescott

### Vacancy Rates

When vacancy rates are stable, rents tend to be stabilized as well. Data from CMHC for vacancy rates in 2024 for Leeds and Grenville was limited to two-bedroom units in Brockville, which was relatively high at 6.5%, as compared to the national average of 2.2%. The national vacancy rate is on par with Leeds and Grenville’s neighbors, which had a vacancy rate of 2.8% in Kingston, and 2.5% in Ottawa. CMHC has attributed to a slightly higher vacancy rate in 2024 as compared to 2023 for Ottawa (2.2%) and Kingston (0.8%), due to a rapid increase in purpose-built rentals constructed during this period of time.

### Rent Trends Over Time

The alternate average market rents (AAMR) in Leeds Grenville (see table 4), have usually increased yearly for most bedroom sizes from 2020 to present. After a year of particularly high growth in rents in 2024, the rent survey noted a correcting of rents for almost all unit types, with the exception of bachelor units, which experienced the highest growth (15.40%). The average rents for one, two and three-bedroom units decreased from between -0.40% and -2.28% from 2024 to 2025. At the same time, the amount of rental housing stock for these unit-types did see a modest increase in Brockville (see figure Four: Number of Private Apartment Units in Brockville, 2020 to 2024), which may have helped increase competition and drive down rent prices. The additional units added to the rental market universe also may have been the cause of the increased vacancy rate, which increased from 4.4% in 2023 to 6.6% in 2024.

**Table 4: Alternate Average Market Rent by Unit Type in Leeds and Grenville, 2020 to 2024**

Year	Bachelor	One Bedroom	Two Bedroom	Three Bedroom
2020	\$825	\$911	\$1,100	\$1,350
2021	\$950	\$1,112	\$1,299	\$1,542
2022	\$961	\$1,125	\$1,315	\$1,561
2023	\$1,057	\$1,237	\$1,446	\$1,717
2024	\$1,201	\$1,576	\$1,937	\$2,243
2025	\$1,386	\$1,540	\$1,893	\$2,234

Source: Leeds Grenville Housing Department Rental Market Survey 2020-2024

Rents for one-bedroom units have had the slowest growth in cost over five-years as compared to all other unit types, growing at a relatively lower rate of 38.49%, as compared to two and three-bedroom units that grew by 45.73% and 44.88% during the same period. Bachelor unit rents grew by 45.89% during this time period, and historically have tended to not have as high of a demand as other bedroom types. The growth of rents in Leeds and Grenville is slightly higher than the national average over the same period; according to [www.Rentals.ca](http://www.Rentals.ca), the cost of asking rents for purpose-built rentals grew by an average of 35.5% in Canada from 2020-2025. It was noted that there are a number of new higher-end purpose built rental units being constructed that have escalated the rents for two and three-bedroom units in the region, which is a trend that should continue to be watched closely so as to inform future policy direction on Affordable Housing options.

**Table 5: Alternate Average Market Rent Percentage Change by Unit Type from 2020-2025**

Year	Bachelor	One Bedroom	Two Bedroom	Three Bedroom
2020-2021	13.16%	18.08%	15.32%	12.45%
2021-2022	1.14%	1.16%	1.22%	1.22%
2022-2023	9.99%	9.96%	9.96%	9.99%
2023-2024	13.62%	27.41%	33.96%	30.63%
2024-2025	15.40%	-2.28%	-2.27%	-0.40%
<b>2020-2025</b>	45.89%	38.49%	45.73%	44.88%

Sources: Leeds Grenville Community Housing Department Rental Market Survey 2017-2023

### Provincial Rent Increase

Annually the province sets the allowable percentage that rent can be increased by landlords for the following year for rent controlled units. While the rent increase guideline applies to the majority of rental households covered by the *Residential Tenancies Act*, it does not apply to rental units occupied for the first time after November 15, 2018, vacant residential units, or community housing units. The rent increase guideline is based on the Ontario Consumer Price Index (CPI) published by Statistics Canada. The allowable rent increase guideline set by the Province for 2026 is 2.1%. A five-year history of provincial rent increases from 2022-2026 is provided in Table 6, below.

**Table 6: Ontario’s Provincial Rent Increase Guideline from 2022 to 2026**

Year	Guideline (%)
2026	2.1
2025	2.5
2024	2.5
2023	2.5
2022	1.2

Source: [www.Ontario.ca](http://www.Ontario.ca)

### Affordable Housing Rents – Development Charges

When the Ontario government announced the More Homes Built Faster Act, 2022, it included amendments to the Development Charges Act, 1997, that exempts Affordable and Attainable Housing units from development charges as an incentive to increase the number of affordable (and attainable) units built. Units must be subject to agreements that provide for them to remain as affordable residential units for 25 years.

Under the Development Charges Act, for rental housing, a unit would be considered affordable when the rent is at or below the lesser of:

- Income-based rent: Rent that is equal to 30% of gross annual household income for a household at the 60th percentile of the income distribution for renter households in the local municipality; and
- Market-based rent: Average market rent of a unit of the same unit type in the local municipality.

**Table 7: Affordable Residential Rental Housing Units for Leeds and Grenville for the Purposes of the Development Charges Act, effective August 1, 2025**

Bachelor	One Bedroom	Two Bedroom	Three + Bedroom
\$903	\$1,009	\$1,226	\$1,153

Source: Affordable Residential Units for the Purposes of the *Development Charges Act*, 1997 Bulletin, Ministry of Municipal Affairs and Housing

There are some local municipalities in Leeds and Grenville that charge development charges, and the United Counties of Leeds and Grenville is presently conducting a development charges study. Information on affordable housing units created that are added to the housing stock in Leeds and Grenville that are exempt from development charges, will be monitored and added to future reports as the data becomes available.

### **Affordable Housing Deficit in Leeds and Grenville**

According to the Housing Assessment Resource Tools (HART) Housing Needs Assessment Tool, defines the affordable housing deficit in a community, which is based upon the 2021 Census of the Population; there are 2,205 households in Leeds and Grenville that cannot affordable pay more than \$1,025 on monthly shelter costs, 600 households that cannot afford to pay more than \$410 per month, and 105 households that cannot afford to pay more than \$1,640 per month in shelter costs.

According to HART, the greatest affordable housing deficit in Leeds and Grenville is experienced by one-person households, which is 2,005 households. There are also 700 two-person households in need, 165 three-person households, and 40 four-person households.

**Table 8: Affordable Housing Deficit in Leeds and Grenville**

Max. Affordable Shelter Cost	One Person Household	Two Person Household	Three Person Household	Four Person Household	Five+ Person Household	Total
Very Low Income (\$410)	530	70	0	0	0	600
Low Income (\$1,025)	1,475	560	130	40	0	2,205
Moderate Income (\$1,640)	0	70	35	0	0	105

Source: Housing Assessment Resource Tools

As described in Table 9, the majority of low-income households experiencing affordable housing deficit in Leeds and Grenville are located in Brockville and Area (54.2%), and can afford to pay no greater than \$978 per month towards accommodation costs. The North Grenville subregion has 375 low-income households (17% overall) experiencing an affordable housing deficit, who cannot afford to pay more than \$1,263 per month in accommodation costs. The South Grenville region has the third highest low-income population experiencing an affordable housing deficit, where 260 households (11.79% overall) cannot afford to pay more than \$1,014 per month towards shelter costs.

**Table 9: Population of the 2021 Affordable Housing Deficit in Leeds and Grenville by Subregion of Low-and-Moderate Income Households**

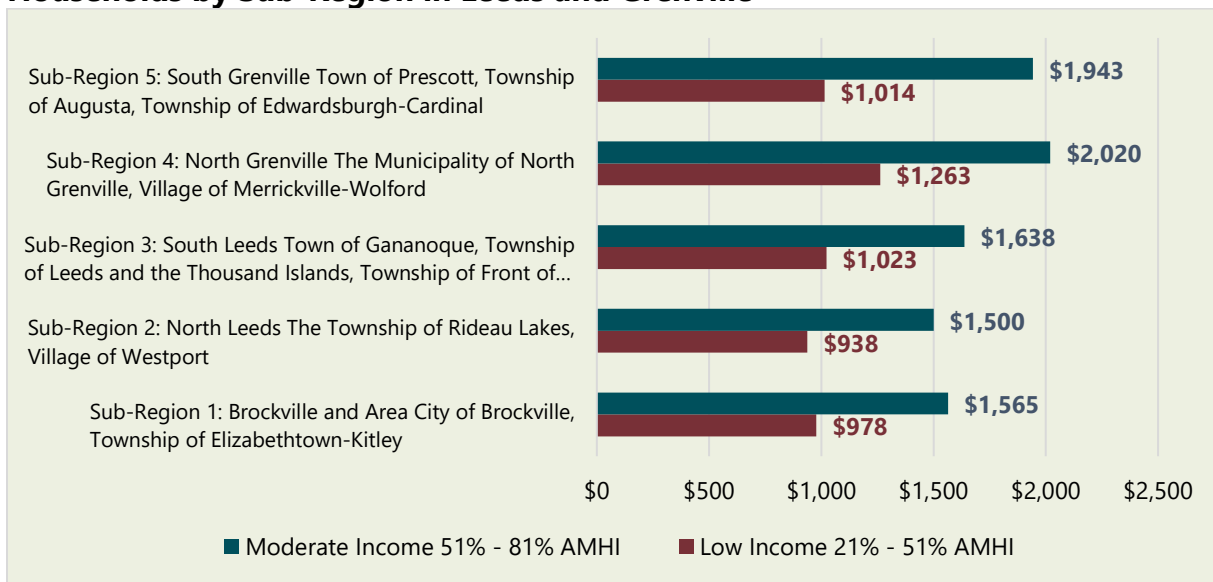
Region	Low-Income 21% - 51% AMHI	Moderate-Income 51% - 81% AMHI
<b>Sub-Region 1:</b> Brockville and Area - City of Brockville, Township of Elizabethtown-Kitley	1,195	75
<b>Sub-Region 2:</b> North Leeds - The Township of Rideau Lakes, Village of Westport	185	0

<b>Sub-Region 3:</b> South Leeds - Town of Gananoque, Township of Leeds and the Thousand Islands, Township of Front of Yonge, Township of Athens	165	0
<b>Sub-Region 4:</b> North Grenville - The Municipality of North Grenville, Village of Merrickville-Wolford	375	20
<b>Sub-Region 5:</b> South Grenville - Town of Prescott, Township of Augusta, Township of Edwardsburgh-Cardinal	260	20

Source: Housing Assessment Resource Tools

The following Figure provides the range of shelter costs that is affordable for low-to-moderate income households by municipality, according to the Area Median Household Income (AMHI). Low-income is defined as 21% to 50% of the AMHI, and moderate income is defined as 51% to 80% of the AMHI.

**Figure 7: 2021 Affordable Housing Deficit for Low-and-Moderate Income Households by Sub-Region in Leeds and Grenville**



Source: Housing Assessment Resource Tools

### Income-Based Affordable Housing Rents

The *National Housing Strategy Act* declares that the right to adequate housing is a fundamental human right, and that housing policies should be focused on improving housing outcomes for persons in greatest need. An income-based Affordable Housing



rent table was developed by the Community Housing Department to reflect a human rights approach to the development of housing policies and programs delivered by the Community and Social Services Division, ensuring that affordable housing is actually affordable to low-and moderate-income households in Leeds and Grenville.

The Income-Based Affordable Housing Targets are based upon the Provincial Policy Statement (PPS), 2024 Under the Planning Act, Renter Household Incomes and Affordable Rents tables, for incomes between the 30<sup>th</sup> and 60<sup>th</sup> income percentiles, which is considered as low to moderate income households. When possible, affordable housing policies should be geared towards affordability for low-to-moderate household incomes, paying no more than 30 percent of income towards shelter costs (whether mortgage or rent).

**Table 10: Income-based Affordable Housing Targets for Leeds and Grenville, Effective July 1, 2025**

Bachelor	One Bedroom	Two Bedroom	Three+ Bedroom
\$930	\$1,140	\$1,360	\$1,640

Source: The United Counties of Leeds and Grenville, Community Housing Department

### Alternate Average Market Rent Table

The following rent table outlined the CMHC average market rent survey for Brockville, the previous and the proposed 2025/2026 Alternate Average Market Rent table, and affordable housing rent targets.

**Table 11: 2025/2026 Average Market Rent Summary**

	Room	Bachelor	One Bedroom	Two Bedroom	Three Bedroom	Four+ Bedroom
<b>(A) 2024 CMHC AMR</b>	-	\$903	\$1,010	\$1,223	\$1,144	-
<b>(B) 2024/2025 AAMR</b>	\$793	\$1,201	\$1,576	\$1,937	\$2,243	\$2,406
<b>(C) Leeds Grenville 2025/2026 Affordable Rent Target</b>	-	\$930	\$1,140	\$1,360	\$1,640	\$1,640

	Room	Bachelor	One Bedroom	Two Bedroom	Three Bedroom	Four+ Bedroom
<b>(D) Proposed AAMR 2025/2026</b>	\$821	\$1,386	\$1,540	\$1,893	\$2,234	\$2,234
<b>(E) Maximum Affordable Rents 2025/2026 (80% AAMR)</b>	\$657	\$1,109	\$1,232	\$1,514	\$1,787	\$1,787

Source: The United Counties of Leeds and Grenville, Community Housing Department

The proposed rent table for 2025/2026 has lower unit rents for one, two, three, and four-bedroom units, than the 2024/2025 rent table, and a slight increase for the room and bachelor listings. This is as a result of decreased pressure on rental markets due to interest rates which peaked in May 2024, and decreased in 2025 as compared to the previous 24 months. Interest rates in Canada as of the date of this report are sitting at 2.75%, which could encourage more new homebuyers that have been waiting for the housing market to cool to purchase homes, and as a result free-up more rental stock, which can have the effect of lowering rental prices.

There has also been an increase in the number of rental units added to the rental universe in the City of Brockville, which has increased the vacancy rate and competition for certain unit types. As a result of these trends, it is anticipated that rents will continue to cool and correct following the rapid increase in rents experienced in Leeds and Grenville in 2022 through 2024. Slower growth of market rents has also been observed in larger markets throughout Canada, including in rents in Leeds and Grenville’s neighboring municipalities, such as the City of Ottawa.

### **Affordability of Rents**

The proposed 2025/2026 AAMR table is closer to the 2025/2026 Leeds Grenville Affordable Rent Targets and will increase the depth of affordability for new tenants moving into an Affordable Housing unit in Leeds and Grenville. The Affordable Housing Targets (Table 11, row C), are based upon the Provincial Policy Statement (PPS) tables, using the 30<sup>th</sup> to 60<sup>th</sup> income percentiles for households in Leeds and Grenville. The income tables have slightly increased, bringing the gap between the proposed AAMR and the income-based affordable housing targets closer.

### Impact of a Lowered Rent Table

The proposed 2025/2026 AAMR rents (Table 11, row D) are lower than the 2024/2025 AAMR (Table 11, row B) for Leeds and Grenville for all bedroom sizes, with the exception of the bachelor unit type. The lowered rents are drawn directly from the actual asking-rents recorded during the rental survey period. The lowered rents should not impact Leeds and Grenville’s current Affordable Housing providers housing projects, as none of the current rents are set at the maximum allowable rent under the AAMR.

### Community and Social Services Division Program Implications

The alternate average market rent table for Leeds Grenville is suggested for use by certain provincial and federally funded housing programs, to maintain consistency with program delivery criteria, see Table 12 below.

**Table 12: Provincial and Federal Housing Programs Rent Table for Leeds and Grenville, effective July 1, 2025 to June 30, 2026**

Housing Program	Room	Bachelor	One Bedroom	Two Bedroom	Three Bedroom	Four+ Bedroom
Ontario Capital Funding Programs (IAH, SIF, COCHI, OPHI) <ul style="list-style-type: none"> <li>OPHI rental housing component (e.g. Affordable Housing project rents and Secondary Suite rents)</li> </ul>	NA	\$1,109	\$1,232	\$1,514	\$1,787	\$1,787
Ontario Operating Funding Programs <ul style="list-style-type: none"> <li>OPHI Housing Allowance</li> </ul>	\$821	\$1,386	\$1,540	\$1,893	\$2,234	\$2,234
Homelessness Prevention Benefit	\$821	\$1,386	\$1,540	\$1,893	\$2,234	\$2,234
Canada-Ontario Housing Benefit (Leeds Grenville)	NA	\$903	\$1,010	\$1,233	\$1,144	\$1,144

Source: The United Counties of Leeds and Grenville, Community Housing Department