

Directive

Directive: 2022 Market Rent Increase Guideline

Issue Date:	September 15, 2021	Directive No.:	DIR2021-06
Revision Date:	N/A	Revision No.:	N/A

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 checked="" type="checkbox"/> Athens & District Non-Profit Housing | <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

- 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 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) published by Statistics Canada. The guideline is designed to take into account increases in building operating and maintenance costs.

The rent increase guideline applies to any rent increase effective between January 1, 2022 and December 31, 2022. The 2022 rent increase guideline is 1.2 per cent.

PURPOSE

This directive is to notify all social housing providers within the United Counties of Leeds and Grenville of the 2022 rent increase guideline.

ACTION TO BE TAKEN

Social housing units are not limited to the guideline rent increase. However, each social housing provider is directed to increase the Market rent for all units by at least **1.2 per cent** in accordance with the 2022 rent increase guideline. The rent increase must be approved in a motion by the Directors prior to notifying tenants of the Market rent increase.

All tenants (whether paying market rent or rent-gearred-to-income) must be given written notice of the rent increase, by sending a:

- **Form N1: Notice of Rent Increase** to Market Rent tenants, or a
- **Form N2: Notice of Rent Increase Unit Partially Exempt** for rent-gearred-to-income tenants. Note: ensure that you record the unit's actual market rent in the N2, and not the rent-payable.

The Notice must be sent at least 90 days before the rent increase takes effect, and at least 12 months must have passed since the tenant first moved in, or since the last market rent increase.

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REFERENCE

Landlord and Tenant Board 1-800-332-3234 or www.sjto.gov.on.ca/ltb
Ontario's Residential Rent Increase Guideline <https://www.ontario.ca/page/residential-rent-increases>

LEGISLATION

If you have any questions, please contact the following:

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September 15, 2021

Date