



Durham Community Housing Directives
Housing Services Division
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Subject:	Market Rent Indices for 2026
Directive Number:	FIN 04-01
Date:	September 2025

Purpose

To provide the Market Rent Indices for 2026 for housing providers under the Housing Services Act.

Market Rent Indices do not apply to 100 per cent rent-geared-to-income (RGI) non-profit housing providers.

Background

On an annual basis and as required under the Housing Services Act, the Ministry of Municipal Affairs and Housing (MMAH) publishes cost and revenue indices used to calculate housing provider subsidies.

The market rent index is the lesser of the rent control guideline under the Residential Tenancies Act (RTA) and the change in average market rents, by district, as reported by the Canada Mortgage and Housing Corporation (CMHC).

2026 Market Rent Indices

In accordance with MMAH's release of the market rent indices for both apartments and townhouses, housing providers will use the indices in the following table to estimate their RGI subsidy for fiscal years commencing in 2026.

Municipality	Apartment	Townhouse
Ajax	0.918	1.021
Brock	1.021	1.021
Clarington	1.010	1.021
Oshawa – North	0.899	0.879
Oshawa – South/Central	1.021	1.021

Municipality	Apartment	Townhouse
Pickering	0.918	1.021
Scugog	1.021	1.021
Uxbridge	0.918	1.021
Whitby	1.021	1.021

Effective Date

This directive is effective for fiscal years commencing in 2026.

Legislative Authority

Housing Services Act, s. 78(1)
Ontario Regulation 369/11, s. 10