



Durham Community Housing Directives

Housing Services Division

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Subject:	Rent Increase Guideline for 2026
Directive Number:	INF 05-03
Date:	September 2025

Purpose

To provide the Ontario Rent Increase Guideline for 2026.

Background

The Rent Increase Guideline is set annually by the Ministry of Municipal Affairs and Housing.

The 2026 guideline is based on the Ontario Consumer Price Index but cannot be more than 2.1 per cent. The guideline represents the maximum amount by which most rental housing landlords can increase market rents without making an application to the Landlord and Tenant Board.

Under the Residential Tenancies Act, 2006, community housing providers are not limited to this guideline, and may increase market rents to what the rental market will bear. Additionally, market rents that community housing providers charge are not limited by the indexed benchmark market rents.

Community housing providers are advised to consider comparators in the surrounding rental market and their requirement for sufficient operating revenue in determining increases to project market rents for 2026.

Rent Increase Guideline and Effective Date

The Rent Increase Guideline for the period January 1, 2026 to December 31, 2026 is 2.1 per cent.

Legislative Authority

Residential Tenancies Act, 2006, s. 120(2)