



Durham Social Housing Directives

Housing Services Division

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Subject:	Rent Increase Guideline for 2022
Directive Number:	INF 2021-04
Date:	July 16, 2021

Purpose

To provide the Ontario Rent Increase Guideline for 2022.

Background

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

The 2022 guideline is based upon the Ontario Consumer Price Index and 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 2022.

Rent Increase Guideline and Effective Date

The Rent Increase Guideline is for the period January 1, 2022 to December 31, 2022 and is 1.2%.

Legislative Authority

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