



Durham Housing Directives

Housing Services Division

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Subject:	Minimum Rent
Directive Number:	RGI 01-11
Effective Date:	July 1, 2026
Updated/Reviewed Date:	June 2026

Purpose

To set out the minimum rent charges for rent-geared-to-income (RGI) tenants and co-op members for July 1, 2026 to June 30, 2027.

Minimum Rents

Beginning July 1, 2026, the minimum rent-geared-to-income (RGI) payable under the Housing Services Act will be increasing for the period July 1, 2026 to June 30, 2027.

- Minimum rent is increasing to \$145.
- Provisional minimum rent is increasing to \$141. Provisional minimum rent applies to tenants and co-op members whose RGI has remained below the previous regular minimum rent of \$142.

The minimum rent for a single person Ontario Works or ODSP benefit unit paying RGI at the scale rate remains the same:

- Minimum rent for an Ontario Works benefit unit of one person is \$85.
- Minimum rent for an ODSP benefit unit of one person is \$109.

Current RGI tenants or co-op members who are paying less than the applicable minimum rent will continue to pay the lower amount until the first time that their RGI is reviewed on or after July 1, 2026. Any increase in RGI is effective the first day of the month following the review.

Calculating Minimum Rent

Minimum rent is determined after all RGI calculations are completed – including any applicable utility adjustments. It applies to the whole household, not to individual family units or benefit units.

Housing providers calculate RGI for the household as follows:

- Determine the RGI charge for each family unit or benefit unit in the household using 30 per cent of the adjusted family net income (AFNI) or applicable social assistance scale.
- Total the RGI charges for all family units and benefit units in the household.
- Apply any utility adjustments for the unit.
- If this amount is lower than the applicable minimum rent for the household, increase the RGI charge to the applicable minimum rent amount.

Effective Date

This directive comes into effect on July 1, 2026.

Repealed Rules

Minimum rent amounts are reviewed and updated annually in accordance with the Housing Services Act, 2011 and Ontario Regulation 316/19. For prior year minimum rent amounts, contact Housing Services Division.

Legislative Authority

Ontario Regulation 316/19, sections 2(2) to 2(8)