



Durham Social Housing Directives

Housing Services Division | Financial Housing Services
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Subject:	Market Rent Indices for 2021
Directive Number:	FIN 2020-04
Date:	December 11, 2020

Purpose

To provide the updated Market Rent Indices for 2021 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).

Effective January 1, 2021, the rent control guideline for 2021 are revised to zero percent under section 120 (3.1) of the RTA to support the Provincial rent freeze period for 2021. As such, MMAH has revised the market rent indices that were previously published.

Effective Date

In accordance with the MMAH's release of the revised market rent indices for both apartments and townhouses, housing providers will use the following revised indices to estimate their RGI subsidy for fiscal years commencing in 2021.

For housing providers who submitted their subsidy estimate submissions prior to the change in the market rent indices and release of this Directive, please note the Region will make the adjustment and send you a revised subsidy estimate document.

Municipality	Apartment	Townhouse
Clarington	1.000	1.000
Oshawa – North	0.921	0.960
Oshawa – South/Central	1.000	1.000
Whitby	1.000	1.000
Ajax	1.000	1.000
Pickering	1.000	1.000
Uxbridge	1.000	1.000
Brock	1.000	1.000
Scugog	1.000	1.000

Repealed Directive

This directive replaces Durham Community Housing Directive FIN 2020-01 Market Rent Indices for 2021 that was issued prior to the introduction of the 2021 rent freeze period and revised market rent indices.

Legislative Authority

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