



Durham Social Housing Directives

Housing Services Division | Financial Housing Services
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Subject:	Rent Increase Guideline for 2021
Directive Number:	INF 2020-03
Date:	October 29, 2020

Purpose

To provide the Ontario Rent Increase Guideline for 2021.

Background

The rent increase guideline is set annually by the Ministry of Municipal Affairs and Housing (MMAH).

Due to the extraordinary COVID-19 pandemic, the Province of Ontario has implemented a rent freeze period from January 1, 2021 to December 31, 2021. The 2021 rent increase guideline is zero percent, and most landlords in Ontario will not be permitted to increase rent during the rent freeze period.

Although community housing providers are exempt from the rent increase guideline under the Residential Tenancies Act, 2006, they are still subject to the rent freeze period imposed in the RTA. This means that community housing providers are not permitted to increase market rents from January 1, 2021 to December 31, 2021.

Co-operative housing providers are not subject to the RTA and may increase market housing charges in line with their bylaws.

Rent Increase Guideline and Effective Date

The Rent Increase Guideline is for the period January 1, 2021 to December 31, 2021 and is zero per cent.

Legislative Authority

Residential Tenancies Act, 2006, s. 120, 136.1