



Housing Services Notice

Date: November 26, 2024

HSN#: 2024-07

This applicable legislation/policy is to be implemented effective this date by the housing provider(s) under the following programs:

Please note, if your program is **not checked**, this change does not apply to your project.

- ☐ Federal Section 95 Non-Profit Housing Program
- ☐ Federal Section 26/27 Non-Profit Housing Program
- ☐ Federal Urban Native Non-Profit Housing Program
- ☒ Private Non-Profit Housing Program (Provincial Reformed)
- ☐ Municipal Non-Profit Housing Program (Pre-1986)
- ☐ Local Housing Corporation
- ☐ Rent Supplement Programs
- ☐ Affordable Housing Program (AHP)/Investment in Affordable Housing Program (IAH)/Social Infrastructure Fund (SIF)
- ☐ Housing Access (Centralized Waiting List Services)

Subject: **2025 Market Rent Index Table**
 2025 Indices for Mixed Non-Profit Projects
 2025 Indices for 100% RGI Non-Profit Projects

Background:

The Ministry of Municipal Affairs and Housing provides indices for benchmark costs and revenues to calculate subsidies under the Housing Services Act, 2011 (HSA) on an annual basis. These indices, which need to be used in the calculation of subsidies for fiscal years beginning in 2025, can be found in the tables attached to this Housing Services Notice. Also attached are guidelines for their use.

Action:

These indices for costs and revenues will be used to calculate subsidies for the fiscal year beginning from January 1, 2025 to December 31, 2025.

Market Rent Indices:

2025 Market Rent Index Table		
	Apartments	Townhouses
North Bay CA	2.5% (1.025)	2.5% (1.025)
West Nipissing Town	2.5% (1.025)	2.5% (1.025)

Cost Indices:

Cost Indices for 100% RGI and mixed RGI/market rent projects can be found in the attachments to this notice.

If you have any questions or concerns regarding this or any other Housing Services Notice, please contact the Housing Programs Administrator assigned to your portfolio:

Dan Malette	705-474-2151 ext. 43149	dan.malette@dnssab.ca
Bill Guilfoyle	705-474-2151 ext. 43351	bill.guilfoyle@dnssab.ca

Sincerely,

Tyler Venable
Manager, Housing Programs
Housing Services, DNSSAB

Attachments:

Attachment A – Guide for 2025 Market Rent Index Table
Attachment B – Guide for 2025 Indices for Mixed Non-Profit and 100% RGI Projects
Attachment C – 2025 Indices for Mixed Non-Profit Projects
Attachment D – 2025 Indices for 100% RGI Non-Profit Projects
Attachment E – 2025 Market Rent Index

Attachment A

Guide for 2025 Market Rent Index Table

The **2025 Market Rent Index** table is similar in structure to the Market Rent Index table issued by the ministry in the past. The following notes outline how to identify the applicable market rent index for zones within each Service Manager's service area.

Using the "2025 Market Rent Index (MRI) Table" to identify applicable MRI

- The ministry has provided the final 2025 market rent index for all Service Managers in the **"2025 Market Rent Index Table."**
- The 2025 market rent index can be identified in the highlighted columns titled:
 - "Apartment" 2025 Market Rent Index
 - "Row (Townhouse)" 2025 Market Rent Index
- Service Managers will then identify the applicable market rent index for the respective service area, according to the CA, CMA or zone provided in the 2025 Market Rent Index Table.
- The applicable CA, CMA or zone for apartments or row (townhouses) will be selected by the Service Managers from either:
 - The CA, CMA or zone encompassing the service area in question, or
 - The CA, CMA or zone that is closest to the service area in question, as identified by the Service Manager.

How to identify boundaries for Zones listed in 2025 Market Rent Index table

- Many of the Rental Market Reports published by the Canada Mortgage and Housing Corporation (CMHC) include descriptions of the boundaries of the surveyed zones. Please see the CMHC website under "rental market surveys/Ontario" to access the free reports.

How to apply the "2025 Market Rent Index table" as populated

- The final figure for the 2025 Market Rent Index is the lesser of the Rent Control Guideline and the percentage change in the local average rent.
- If CMHC data is not available at the zone level, the missing data should be replaced with data from the applicable CA or CMA level.
- If CMHC data is not available at the zone, CA or CMA level, the missing data should be replaced with the average Ontario-wide statistic.

- Ontario-wide weighted average rental change used in the 2025 table are:
 - i. Apartments: 2.5%
 - ii. Townhouses: 2.5%
- Note: The Market Rent Index can be zero, a positive or negative number in accordance with the funding formula outlined in the Ontario Regulation 369/11.
 - For more information contact the Ministry at: HousingServiceDesk@Ontario.ca

Attachment B

Guide for 2025 Indices for Mixed Non-Profit and 100% RGI Projects

The following notes describe two documents provided by the ministry for application in the Housing Services Act, 2011 (HSA) subsidy calculation:

- 2025 Mixed Non-Profit Index Table
- 2025 100% RGI Non-Profit Index Table

2025 Index Table – Mixed Non-Profit Projects

The **2025 Mixed Non-Profit Index Table** presents a combination of indices for costs and revenues for non-profit projects. Please note that the indices for the non-profit revenue items are listed in the **2025 Market Rent Index Table** due for release in September 2024.

2025 Index Table – 100% RGI Non-Profit Projects

The 2025 100% RGI Non-Profit Index Table presents a list of indices for individual cost items for 100% RGI non-profit projects.

Applying the Indices

The numbers provided in the 2025 tables are percentages. To apply these indices in the subsidy calculation process, the number provided in the table will need to be converted into an “index factor,” as instructed in HSA O. Reg. 369/11 Section 6.1.

For example: **2.34%** converts to a “factor” of **1.0234**

This factor is calculated by applying the following:

- Express the cost index as a decimal figure
- Add 1.0 to the decimal figure

For example:

- Index = 2.34%
- Decimal = 0.0234 plus 1.0
- Index factor = 1.0234

Or conversely (for a negative index):

For example:

- Index = -2.34%
- Decimal = -0.0234 plus 1.0
- Index factor = 0.977

Attachment C

2025 Indices for Mixed Non-Profit Projects [HSA O. Reg. 369/11, s. 6 (1)].			
	Item	Index Description	2025 Index
Benchmark Costs	<i>Administration and maintenance</i>	Ontario CPI All-items	2.97%
	<i>Insurance</i>	Ontario CPI - homeowner's home and mortgage insurance sub-index	8.78%
	<i>Bad Debt</i>	Market Rent Index	MRI Table
	<i>Electricity</i>	Ontario CPI – Electricity sub-index	6.02%
	<i>Water</i>	Ontario CPI – Water sub-index	4.62%
	<i>Natural Gas</i>	Ontario CPI – Natural gas sub-index	-2.79%
	<i>Oil and Other Fuel</i>	Ontario CPI – Oil and other fuel sub-index	4.66%
	<i>Capital Reserves</i>	Ontario CPI All-items	2.97%
Benchmark Revenues	<i>Indexed Market Rent</i>	Market Rent Index	MRI Table
	<i>Vacancy Loss</i>	Market Rent Index	MRI Table
	<i>Non-Rental Revenue</i>	Factor of 1	Factor of 1

Source:
Statistics Canada's Consumer Price Index (CPI).

Attachment D

2025 Indices for 100% RGI Non-Profit Project [HSA O. Reg. 369/11, s. 13 (1)].			
	Item	Index Description	2025 Index
Benchmark Costs	<i>Administration and Maintenance</i>	Ontario CPI All-items	2.97%
	<i>Insurance</i>	Ontario CPI - Homeowner's Home and Mortgage Insurance sub-index	8.78%
	<i>Bad Debt</i>	Ontario CPI All-items	2.97%
	<i>Electricity</i>	Ontario CPI – Electricity sub-index	6.02%
	<i>Water</i>	Ontario CPI – Water sub-index	4.62%
	<i>Natural Gas</i>	Ontario CPI – Natural Gas sub-index	-2.79%
	<i>Oil and Other Fuel</i>	Ontario CPI – Oil and Other Fuel sub-index	4.66%
	<i>Capital Reserves</i>	Ontario CPI All-items	2.97%

Source:
Statistics Canada's Consumer Price Index (CPI).

Attachment E

2025 Market Rent Index Table							
Name	District (CA, CMA, Zone)	Apartment Average Rent			(Row) Townhouse Average Rent		
		CMHC RMS 2022-23 % change	2025 Ontario Rent Increase Guideline	2025 Market Rent Index (MRI)	CMHC RMS 2022-23 % change	2025 Ontario Rent Increase Guideline	2025 Market Rent Index (MRI)
Barrie	Barrie CMA	6.9%	2.5%	2.5%	-10.3%	2.5%	-10.3%
Barrie	Zone 1 - South	6.9%	2.5%	2.5%	-10.3%	2.5%	-10.3%
Barrie	Zone 2 - North	6.9%	2.5%	2.5%	-10.3%	2.5%	-10.3%
Belleville	Belleville CMA	4.3%	2.5%	2.5%	**	2.5%	2.5%
Belleville	Zone 1 - City of Belleville	**	2.5%	2.5%	**	2.5%	2.5%
Belleville	Zone 2 - City of Quinte West	**	2.5%	2.5%	**	2.5%	2.5%
Bracebridge Town	Bracebridge Town	5.3%	2.5%	2.5%	**	2.5%	2.5%
Brantford	Brantford CMA	9.3%	2.5%	2.5%	1.9%	2.5%	1.9%
Brant City	Brant City	9.3%	2.5%	2.5%	1.9%	2.5%	1.9%
Brockville CA	Brockville CA	6.9%	2.5%	2.5%	**	2.5%	2.5%
Chatham	Chatham-Kent CA	6.4%	2.5%	2.5%	4.6%	2.5%	2.5%
Chatham	Zone 1 - Chatham City	8.0%	2.5%	2.5%	**	2.5%	2.5%
Chatham	Zone 2 - Wallaceburg	2.3%	2.5%	2.3%	-13.0%	2.5%	-13.0%
Chatham	Zone 3 - Rest of Kent	-0.9%	2.5%	-0.9%	10.9%	2.5%	2.5%
Cobourg CA	Cobourg CA	**	2.5%	2.5%	**	2.5%	2.5%
Collingwood CA	Collingwood CA	10.9%	2.5%	2.5%	**	2.5%	2.5%
Cornwall	Cornwall CA	8.2%	2.5%	2.5%	**	2.5%	2.5%
Cornwall	Zone 1 - City Centre	7.8%	2.5%	2.5%	**	2.5%	2.5%
Cornwall	Zone 2 - City North	9.3%	2.5%	2.5%	7.0%	2.5%	2.5%
Cornwall	Zone 3 - Outlying Areas	**	2.5%	2.5%	**	2.5%	2.5%
Elliot Lake CA	Elliot Lake CA	18.3%	2.5%	2.5%	**	2.5%	2.5%
Georgian Highlands Town	Georgian Highlands Town	**	2.5%	2.5%	**	2.5%	2.5%
Gravenhurst Town	Gravenhurst Town	7.6%	2.5%	2.5%	**	2.5%	2.5%
Greater Napanee Town	Greater Napanee Town	32.0%	2.5%	2.5%	**	2.5%	2.5%
Guelph	Guelph CMA	10.7%	2.5%	2.5%	10.9%	2.5%	2.5%
Guelph	Zone 1 - West	10.2%	2.5%	2.5%	**	2.5%	2.5%

2025 Market Rent Index Table

Name	District (CA, CMA, Zone)	Apartment Average Rent			(Row) Townhouse Average Rent		
		CMHC RMS 2022-23 % change	2025 Ontario Rent Increase Guideline	2025 Market Rent Index (MRI)	CMHC RMS 2022-23 % change	2025 Ontario Rent Increase Guideline	2025 Market Rent Index (MRI)
Guelph	Zone 2 - South	10.9%	2.5%	2.5%	4.6%	2.5%	2.5%
Guelph	Zone 3 - East	11.6%	2.5%	2.5%	**	2.5%	2.5%
Guelph	Zone 4 - Guelph/Eramosa/Puslinch	**	2.5%	2.5%	**	2.5%	2.5%
Haldimand Town	Haldimand Town	**	2.5%	2.5%	**	2.5%	2.5%
Hamilton	Hamilton CMA	12.6%	2.5%	2.5%	11.9%	2.5%	2.5%
Hamilton	Zone 1 - Downtown Core	11.0%	2.5%	2.5%	**	2.5%	2.5%
Hamilton	Zone 2 - Central East	15.0%	2.5%	2.5%	**	2.5%	2.5%
Hamilton	Zone 3 - East End	17.6%	2.5%	2.5%	15.8%	2.5%	2.5%
Hamilton	Zone 4 - Central	8.5%	2.5%	2.5%	**	2.5%	2.5%
Hamilton	Zone 5 - West End	16.9%	2.5%	2.5%	**	2.5%	2.5%
Hamilton	Zone 6 - Mountain	20.8%	2.5%	2.5%	21.6%	2.5%	2.5%
Hamilton	Zone 7 - Grimsby and Stoney Creek	19.0%	2.5%	2.5%	**	2.5%	2.5%
Hamilton	Zone 8 - Burlington	4.3%	2.5%	2.5%	5.3%	2.5%	2.5%
Hamilton	Zone 9 - Ancast./Dundas/Flam./Glan.	15.9%	2.5%	2.5%	**	2.5%	2.5%
Hawkesbury CA	Hawkesbury CA	11.8%	2.5%	2.5%	4.5%	2.5%	2.5%
Huntsville Town	Huntsville Town	16.5%	2.5%	2.5%	**	2.5%	2.5%
Ingersoll Town	Ingersoll Town	**	2.5%	2.5%	**	2.5%	2.5%
Kawartha Lakes CA	Kawartha Lakes CA	21.8%	2.5%	2.5%	**	2.5%	2.5%
Kenora CA	Kenora CA	1.8%	2.5%	1.8%	**	2.5%	2.5%
Kingston	Kingston CMA	9.3%	2.5%	2.5%	**	2.5%	2.5%
Kingston	Zone 1 - Downtown Kingston	2.9%	2.5%	2.5%	**	2.5%	2.5%
Kingston	Zone 2 - Southwestern Kingston City	10.6%	2.5%	2.5%	**	2.5%	2.5%
Kingston	Zone 3 - Northern Kingston City	8.3%	2.5%	2.5%	**	2.5%	2.5%
Kingston	Zone 4 - Rest of Kingston CMA	16.0%	2.5%	2.5%	**	2.5%	2.5%
Kitchener	Kitchener CMA	12.6%	2.5%	2.5%	7.6%	2.5%	2.5%
Kitchener	Zone 1 - Kitchener (East)	7.8%	2.5%	2.5%	6.0%	2.5%	2.5%
Kitchener	Zone 2 - Kitchener (Central)	8.8%	2.5%	2.5%	**	2.5%	2.5%

2025 Market Rent Index Table

Name	District (CA, CMA, Zone)	Apartment Average Rent			(Row) Townhouse Average Rent		
		CMHC RMS 2022-23 % change	2025 Ontario Rent Increase Guideline	2025 Market Rent Index (MRI)	CMHC RMS 2022-23 % change	2025 Ontario Rent Increase Guideline	2025 Market Rent Index (MRI)
Kitchener	Zone 3 - Kitchener (West)	16.5%	2.5%	2.5%	**	2.5%	2.5%
Kitchener	Kitchener City	10.6%	2.5%	2.5%	4.9%	2.5%	2.5%
Kitchener	Zone 4 - Waterloo City	20.5%	2.5%	2.5%	-1.0%	2.5%	-1.0%
Kitchener	Zone 5 - Cambridge City	5.0%	2.5%	2.5%	22.5%	2.5%	2.5%
Kitchener	Zone 6 - Two Townships	5.6%	2.5%	2.5%	**	2.5%	2.5%
Lambton Shores City	Lambton Shores City	12.7%	2.5%	2.5%	**	2.5%	2.5%
Leamington CA	Leamington CA	**	2.5%	2.5%	**	2.5%	2.5%
London	London CMA	5.6%	2.5%	2.5%	1.0%	2.5%	1.0%
London	Zone 1 - Downtown North	7.0%	2.5%	2.5%	**	2.5%	2.5%
London	Zone 2 - Northeast	3.3%	2.5%	2.5%	10.5%	2.5%	2.5%
London	Zone 3 - North	2.7%	2.5%	2.5%	**	2.5%	2.5%
London	Zone 4 - Northwest	4.5%	2.5%	2.5%	**	2.5%	2.5%
London	Zone 5 - Southwest	4.7%	2.5%	2.5%	7.3%	2.5%	2.5%
London	Zone 6 - South Central	6.8%	2.5%	2.5%	**	2.5%	2.5%
London	Zone 7 - South	8.0%	2.5%	2.5%	-7.3%	2.5%	-7.3%
London	Zone 8 - East	10.5%	2.5%	2.5%	-7.0%	2.5%	-7.0%
London	Zone 9 - St. Thomas	9.8%	2.5%	2.5%	-2.6%	2.5%	-2.6%
London	Zone 10 - Strathroy-Caradoc	11.0%	2.5%	2.5%	**	2.5%	2.5%
London	Zone 11 - Rest of CMA	**	2.5%	2.5%	**	2.5%	2.5%
Midland CA	Midland CA	-5.8%	2.5%	-5.8%	**	2.5%	2.5%
Mississippi Mills Town	Mississippi Mills Town	**	2.5%	2.5%	**	2.5%	2.5%
Norfolk CA	Norfolk CA	6.4%	2.5%	2.5%	**	2.5%	2.5%
North Bay CA	North Bay CA	9.9%	2.5%	2.5%	**	2.5%	2.5%
North Perth Town	North Perth Town	12.2%	2.5%	2.5%	**	2.5%	2.5%
Orillia CA	Orillia CA	8.1%	2.5%	2.5%	**	2.5%	2.5%
Oshawa	Oshawa CMA	11.5%	2.5%	2.5%	14.7%	2.5%	2.5%
Oshawa	Zone 1 - Oshawa (North)	30.2%	2.5%	2.5%	**	2.5%	2.5%

2025 Market Rent Index Table

Name	District (CA, CMA, Zone)	Apartment Average Rent			(Row) Townhouse Average Rent		
		CMHC RMS 2022-23 % change	2025 Ontario Rent Increase Guideline	2025 Market Rent Index (MRI)	CMHC RMS 2022-23 % change	2025 Ontario Rent Increase Guideline	2025 Market Rent Index (MRI)
Oshawa	Zone 2 - Oshawa (S./Central)	1.5%	2.5%	1.5%	**	2.5%	2.5%
Oshawa	Oshawa City (Zone 1-2)	12.3%	2.5%	2.5%	16.0%	2.5%	2.5%
Oshawa	Zone 3 - Whitby	3.6%	2.5%	2.5%	**	2.5%	2.5%
Oshawa	Zone 4 - Clarington	22.3%	2.5%	2.5%	**	2.5%	2.5%
Ottawa	Ottawa CMA	5.8%	2.5%	2.5%	3.2%	2.5%	2.5%
Ottawa	01-Downtown	8.8%	2.5%	2.5%	**	2.5%	2.5%
Ottawa	02-Sandy Hill/Lowertown	3.0%	2.5%	2.5%	**	2.5%	2.5%
Ottawa	03-Glebe/Old Ottawa South	8.4%	2.5%	2.5%	6.9%	2.5%	2.5%
Ottawa	04-Alta Vista/Hunt Club	4.2%	2.5%	2.5%	**	2.5%	2.5%
Ottawa	05-Carlinton/Iris	3.3%	2.5%	2.5%	-0.1%	2.5%	-0.1%
Ottawa	06-Chinatown/Hintonburg/Westboro N	5.5%	2.5%	2.5%	1.1%	2.5%	1.1%
Ottawa	07-New Edinb./Manor Park/Overbrook	8.4%	2.5%	2.5%	-4.5%	2.5%	-4.5%
Ottawa	08-Westboro S/Hampton Pk/Britannia	1.3%	2.5%	1.3%	**	2.5%	2.5%
Ottawa	09-Hunt Club South Keys	9.5%	2.5%	2.5%	**	2.5%	2.5%
Ottawa	10-Vanier	13.4%	2.5%	2.5%	**	2.5%	2.5%
Ottawa	11-Gloucester North Orleans	-1.2%	2.5%	-1.2%	8.4%	2.5%	2.5%
Ottawa	12-Eastern Ottawa Surr. Areas	7.7%	2.5%	2.5%	**	2.5%	2.5%
Ottawa	13-Nepean	2.5%	2.5%	2.5%	6.1%	2.5%	2.5%
Ottawa	14-Wester Ottawa Areas	8.8%	2.5%	2.5%	**	2.5%	2.5%
Ottawa	15-North Grenville MU	**	2.5%	2.5%	**	2.5%	2.5%
Ottawa	16-Amprior	-2.8%	2.5%	-2.8%	**	2.5%	2.5%
Ottawa	17-Carleton Place	45.7%	2.5%	2.5%	**	2.5%	2.5%
Owen Sound CA	Owen Sound CA	6.4%	2.5%	2.5%	**	2.5%	2.5%
Pembroke CA	Pembroke CA	-0.8%	2.5%	-0.8%	**	2.5%	2.5%
Petawawa CA	Petawawa CA	15.4%	2.5%	2.5%	**	2.5%	2.5%
Peterborough	Peterborough CMA	6.5%	2.5%	2.5%	-7.9%	2.5%	-7.9%
Peterborough	Zone 1 - Downtown	2.7%	2.5%	2.5%	**	2.5%	2.5%

2025 Market Rent Index Table

Name	District (CA, CMA, Zone)	Apartment Average Rent			(Row) Townhouse Average Rent		
		CMHC RMS 2022-23 % change	2025 Ontario Rent Increase Guideline	2025 Market Rent Index (MRI)	CMHC RMS 2022-23 % change	2025 Ontario Rent Increase Guideline	2025 Market Rent Index (MRI)
Peterborough	Zone 2 - Rest of CA	9.8%	2.5%	2.5%	-9.1%	2.5%	-9.1%
Port Hope CA	Port Hope CA	-0.1%	2.5%	-0.1%	**	2.5%	2.5%
Prince Edward County	Prince Edward County	0.4%	2.5%	0.4%	**	2.5%	2.5%
Sarnia CA	Sarnia CA	7.4%	2.5%	2.5%	11.4%	2.5%	2.5%
Saugeen Shores Town	Saugeen Shores Town	6.6%	2.5%	2.5%	**	2.5%	2.5%
Sault Ste. Marie	Sault Ste. Marie CA	5.2%	2.5%	2.5%	7.8%	2.5%	2.5%
Sault Ste. Marie	Zone 1 - East End, Rural SSM.	3.7%	2.5%	2.5%	**	2.5%	2.5%
Sault Ste. Marie	Zone 2 - Central	6.5%	2.5%	2.5%	3.3%	2.5%	2.5%
Sault Ste. Marie	Zone 3 - West End, Prince	2.0%	2.5%	2.0%	**	2.5%	2.5%
South Huron Town	South Huron Town	-5.5%	2.5%	-5.5%	**	2.5%	2.5%
St. Catharines	St. Catharines-Niagara CMA	10.9%	2.5%	2.5%	10.5%	2.5%	2.5%
St. Catharines	Zone 1 - St. Catharines (Core)	14.2%	2.5%	2.5%	**	2.5%	2.5%
St. Catharines	Zone 2 - St. Catharines (North-Rem.)	21.1%	2.5%	2.5%	**	2.5%	2.5%
St. Catharines	Zone 3 - St. Catharines (South-Rem.)	9.2%	2.5%	2.5%	**	2.5%	2.5%
St. Catharines	Zone 4 - Niagara Falls (Core)	3.4%	2.5%	2.5%	**	2.5%	2.5%
St. Catharines	Zone 5 - Niagara Falls (Remainder)	12.6%	2.5%	2.5%	**	2.5%	2.5%
St. Catharines	Zone 6 - Wellend	5.8%	2.5%	2.5%	**	2.5%	2.5%
St. Catharines	Zone 7 - Remainder of CMA	1.6%	2.5%	1.6%	**	2.5%	2.5%
St. Catharines	Zone 8 - Fort Erie	-0.7%	2.5%	-0.7%	**	2.5%	2.5%
Stratford CA	Stratford CA	9.7%	2.5%	2.5%	**	2.5%	2.5%
Sudbury	Greater Sudbury CMA	8.5%	2.5%	2.5%	15.4%	2.5%	2.5%
Sudbury	Zone 1 - Lockerby	9.4%	2.5%	2.5%	**	2.5%	2.5%
Sudbury	Zone 2 - New Sudbury	0	2.5%	2.5%	**	2.5%	2.5%
Sudbury	Zone 3 - Old Sudbury	9.4%	2.5%	2.5%	4.4%	2.5%	2.5%
Sudbury	Zone 4 - Remainder Metropolitan Area	15.0%	2.5%	2.5%	**	2.5%	2.5%
Temiskaming Shores CY	Temiskaming Shores CY	**	2.5%	2.5%	**	2.5%	2.5%
Thunder Bay	Thunder Bay CMA	11.6%	2.5%	2.5%	**	2.5%	2.5%

2025 Market Rent Index Table

Name	District (CA, CMA, Zone)	Apartment Average Rent			(Row) Townhouse Average Rent		
		CMHC RMS 2022-23 % change	2025 Ontario Rent Increase Guideline	2025 Market Rent Index (MRI)	CMHC RMS 2022-23 % change	2025 Ontario Rent Increase Guideline	2025 Market Rent Index (MRI)
Thunder Bay	Zone 1 - North Ward	9.2%	2.5%	2.5%	16.4%	2.5%	2.5%
Thunder Bay	Zone 2 - South Ward	14.8%	2.5%	2.5%	**	2.5%	2.5%
Tillsonburg CA	Tillsonburg CA	-2.7%	2.5%	-2.7%	**	2.5%	2.5%
Timmins CA	Timmins CA	15.4%	2.5%	2.5%	-2.1%	2.5%	-2.1%
Toronto	Toronto CMA	10.0%	2.5%	2.5%	7.6%	2.5%	2.5%
Toronto	Zone 1 - Former City of Toronto (Central)	8.5%	2.5%	2.5%	**	2.5%	2.5%
Toronto	Zone 2 - Former City of Toronto (East)	8.2%	2.5%	2.5%	**	2.5%	2.5%
Toronto	Zone 3 - Former City of Toronto (North)	14.5%	2.5%	2.5%	**	2.5%	2.5%
Toronto	Zone 4 - Former City of Toronto (West)	11.9%	2.5%	2.5%	**	2.5%	2.5%
Toronto	Zone 5 - Etobicoke (South)	5.6%	2.5%	2.5%	**	2.5%	2.5%
Toronto	Zone 6 - Etobicoke (Central)	15.5%	2.5%	2.5%	19.5%	2.5%	2.5%
Toronto	Zone 7 - Etobicoke (North)	4.2%	2.5%	2.5%	**	2.5%	2.5%
Toronto	Zone 8 - York	11.9%	2.5%	2.5%	**	2.5%	2.5%
Toronto	Zone 9 - East York	6.9%	2.5%	2.5%	**	2.5%	2.5%
Toronto	Zone 10 - Scarborough (Central)	13.5%	2.5%	2.5%	**	2.5%	2.5%
Toronto	Zone 11 - Scarborough (North)	9.0%	2.5%	2.5%	**	2.5%	2.5%
Toronto	Zone 12 - Scarborough (East)	18.0%	2.5%	2.5%	**	2.5%	2.5%
Toronto	Zone 13 - North York (Southeast)	4.4%	2.5%	2.5%	8.5%	2.5%	2.5%
Toronto	Zone 14 - North York (Northeast)	6.6%	2.5%	2.5%	8.6%	2.5%	2.5%
Toronto	Zone 15 - North York (Southwest)	3.6%	2.5%	2.5%	**	2.5%	2.5%
Toronto	Zone 16 - North York (N.Central)	10.9%	2.5%	2.5%	**	2.5%	2.5%
Toronto	Zone 17 - North York (Northwest)	7.2%	2.5%	2.5%	3.3%	2.5%	2.5%
Toronto	Zone 18 - Mississauga (South)	11.3%	2.5%	2.5%	**	2.5%	2.5%
Toronto	Zone 19 - Mississauga (Northwest)	11.8%	2.5%	2.5%	8.4%	2.5%	2.5%
Toronto	Zone 20 - Mississauga (Northeast)	10.3%	2.5%	2.5%	-0.6%	2.5%	-0.6%
Toronto	Zone 21 - Brampton (West)	12.8%	2.5%	2.5%	**	2.5%	2.5%
Toronto	Zone 22 - Brampton (East)	4.5%	2.5%	2.5%	**	2.5%	2.5%

2025 Market Rent Index Table

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		CMHC RMS 2022-23 % change	2025 Ontario Rent Increase Guideline	2025 Market Rent Index (MRI)	CMHC RMS 2022-23 % change	2025 Ontario Rent Increase Guideline	2025 Market Rent Index (MRI)
Toronto	Zone 23 - Oakville	5.8%	2.5%	2.5%	**	2.5%	2.5%
Toronto	Zone 24 - Caledon	**	2.5%	2.5%	**	2.5%	2.5%
Toronto	Zone 25 - R. Hill, Vaughan, King	12.9%	2.5%	2.5%	**	2.5%	2.5%
Toronto	Zone 26 - Aurora, Newmkt, Whit-St.	15.2%	2.5%	2.5%	**	2.5%	2.5%
Toronto	Zone 27 - Markham	6.5%	2.5%	2.5%	**	2.5%	2.5%
Toronto	Zone 28 - Pickering/Ajax/Uxbridge	18.1%	2.5%	2.5%	**	2.5%	2.5%
Toronto	Zone 29 - Milton, Halton Hills	-4.4%	2.5%	-4.4%	**	2.5%	2.5%
Toronto	Zone 30 - Orangeville	-2.3%	2.5%	-2.3%	**	2.5%	2.5%
Toronto	Zone 31 - Bradford, W. Gwillimbury	-4.7%	2.5%	-4.7%	**	2.5%	2.5%
West Nipissing Town	West Nipissing Town	2.0%	2.5%	2.0%	**	2.5%	2.5%
Windsor	Windsor CMA	5.9%	2.5%	2.5%	-16.9%	2.5%	-16.9%
Windsor	Zone 1 - Centre	0.7%	2.5%	0.7%	**	2.5%	2.5%
Windsor	Zone 2 - East Inner	0.5%	2.5%	0.5%	**	2.5%	2.5%
Windsor	Zone 3 - East Outer	0.8%	2.5%	0.8%	-17.1%	2.5%	-17.1%
Windsor	Zone 4 - West	10.7%	2.5%	2.5%	**	2.5%	2.5%
Windsor	Zone 5 - Amherstburg Township	2.2%	2.5%	2.2%	**	2.5%	2.5%
Windsor	Zone 6 - Remainder of CMA	9.3%	2.5%	2.5%	**	2.5%	2.5%
Windsor	Zone 7 - Essex	34.4%	2.5%	2.5%	**	2.5%	2.5%
Woodstock CA	Woodstock CA	2.2%	2.5%	2.2%	-5.3%	2.5%	-5.3%

Sources:

1. Canada Mortgage and Housing Corporation (CMHC)'s Rental Market Survey (RMS).
2. Ontario 2025 Rent Increase Guideline.

Notes:

** data is suppressed to protect confidentiality.

CA - Census Agglomeration, CMA - Census Metropolitan Area.

