

SHnotification

Social Housing

Subject: 2026 Market Rent Index & Indices for Non-Profit Projects

Legislation/Regulation

Release 25-02

Operational

The ministry provides indices for costs and revenues to calculate subsidies under the Housing Services Act, 2011 (HSA) on an annual basis. The indices which need to be used in the calculation of subsidies for 2026 are in the attached tables. Also attached are guidelines for their use:

- Attachment A – Guide for 2026 Market Rent Index.
- Attachment B – Guide for 2026 Indices for Mixed Non-Profit and 100% RGI Projects.
- Attachment C – 2026 Indices for Mixed Non-Profit Projects.
- Attachment D – 2026 Indices for 100% RGI Non-Profit Projects.
- Attachment E – 2026 Market Rent Index.

For more information, please contact the ministry at: HousingServiceDesk@Ontario.ca

Attachment A

Guide for 2026 Market Rent Index Table

The **2026 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 "2026 Market Rent Index (MRI) Table" to identify applicable MRI

- The ministry has provided the final 2026 market rent index for all Service Managers in the **"2026 Market Rent Index Table."**
- The 2026 market rent index can be identified in the highlighted columns titled:
 - "Apartment" 2026 Market Rent Index
 - "Row (Townhouse)" 2026 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 2026 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 2026 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 "2026 Market Rent Index table" as populated

- The final figure for the 2026 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 2026 table:
 - i. Apartments: 2.1%
 - ii. Townhouses: 2.1%
- Note: Generally, a 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 2026 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:

- 2026 Mixed Non-Profit Index Table
- 2026 100% RGI Non-Profit Index Table

2026 Index Table – Mixed Non-Profit Projects

The **2026 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 **2026 Market Rent Index Table**.

2026 Index Table – 100% RGI Non-Profit Projects

The 2026 100% RGI Non-Profit Index Table presents a list of indices for individual costs items for 100% RGI non-profit projects.

Applying the Indices

The numbers provided in the 2026 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

2026 Indices for Mixed Non-Profit Projects [HSA O. Reg. 369/11, s. 6 (1)].			
	Item	Index Description	2026 Index
Benchmark Costs	<i>Administration and maintenance</i>	Ontario CPI All-items	1.65%
	<i>Insurance</i>	Ontario CPI - homeowner's home and mortgage insurance sub-index	5.31%
	<i>Bad Debt</i>	Market Rent Index	MRI Table
	<i>Electricity</i>	Ontario CPI – Electricity sub-index	0.35%
	<i>Water</i>	Ontario CPI – Water sub-index	4.33%
	<i>Natural Gas</i>	Ontario CPI – Natural gas sub-index	-13.98%
	<i>Oil and Other Fuel</i>	Ontario CPI – Oil and other fuel sub-index	-7.64%
	<i>Capital Reserves</i>	Ontario CPI All-items	1.65%
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

2026 Indices for 100% RGI Non-Profit Project [HSA O. Reg. 369/11, s. 13 (1)].			
	Item	Index Description	2026 Index
Benchmark Costs	<i>Administration and Maintenance</i>	Ontario CPI All-items	1.65%
	<i>Insurance</i>	Ontario CPI - Homeowner's Home and Mortgage Insurance sub-index	5.31%
	<i>Bad Debt</i>	Ontario CPI All-items	1.65%
	<i>Electricity</i>	Ontario CPI – Electricity sub-index	0.35%
	<i>Water</i>	Ontario CPI – Water sub-index	4.33%
	<i>Natural Gas</i>	Ontario CPI – Natural Gas sub-index	-13.98%
	<i>Oil and Other Fuel</i>	Ontario CPI – Oil and Other Fuel sub-index	-7.64%
	<i>Capital Reserves</i>	Ontario CPI All-items	1.65%

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

Attachment E

2026 Market Rent Index Table - SHN-25-02							
Name	District (CA, CMA, Zone)	Apartment Average Rent			(Row) Townhouse Average Rent		
		CMHC RMS 2023-24 % change	2026 Residential Tenancy Act (RTA) Guideline	2026 MRI	CMHC RMS 2023-24 % change	2026 Residential Tenancy Act (RTA) Guideline	2026 MRI
Barrie	Barrie CMA	6.0%	2.1%	2.1%	5.1%	2.1%	2.1%
Barrie	Zone 1 - South	6.0%	2.1%	2.1%	5.1%	2.1%	2.1%
Barrie	Zone 2 - North	6.0%	2.1%	2.1%	5.1%	2.1%	2.1%
Belleville	Belleville CMA	8.1%	2.1%	2.1%	**	2.1%	2.1%
Belleville	Zone 1 - City of Belleville	6.6%	2.1%	2.1%	**	2.1%	2.1%
Belleville	Zone 2 - City of Quinte West	12.8%	2.1%	2.1%	**	2.1%	2.1%
Bracebridge Town	Bracebridge Town	6.7%	2.1%	2.1%	**	2.1%	2.1%
Brantford	Brantford CMA	3.8%	2.1%	2.1%	14.0%	2.1%	2.1%
Brant City	Brant City	3.8%	2.1%	2.1%	14.0%	2.1%	2.1%
Brockville CA	Brockville CA	3.6%	2.1%	2.1%	**	2.1%	2.1%
Chatham	Chatham-Kent CA	8.0%	2.1%	2.1%	-7.8%	2.1%	-7.8%
Chatham	Zone 1 - Chatham City	9.1%	2.1%	2.1%	**	2.1%	2.1%
Chatham	Zone 2 - Wallaceburg	13.8%	2.1%	2.1%	**	2.1%	2.1%
Chatham	Zone 3 - Rest of Kent	-6.6%	2.1%	-6.6%	-11.3%	2.1%	-11.3%
Cobourg CA	Cobourg CA	3.4%	2.1%	2.1%	**	2.1%	2.1%
Collingwood CA	Collingwood CA	4.2%	2.1%	2.1%	**	2.1%	2.1%

2026 Market Rent Index Table - SHN-25-02

Name	District (CA, CMA, Zone)	Apartment Average Rent			(Row) Townhouse Average Rent		
		CMHC RMS 2023-24 % change	2026 Residential Tenancy Act (RTA) Guideline	2026 MRI	CMHC RMS 2023-24 % change	2026 Residential Tenancy Act (RTA) Guideline	2026 MRI
Cornwall	Cornwall CA	3.1%	2.1%	2.1%	14.1%	2.1%	2.1%
Cornwall	Zone 1 - City Centre	8.8%	2.1%	2.1%	**	2.1%	2.1%
Cornwall	Zone 2 - City North	-0.5%	2.1%	-0.5%	8.5%	2.1%	2.1%
Cornwall	Zone 3 - Outlying Areas	**	2.1%	2.1%	**	2.1%	2.1%
Elliot Lake CA	Elliot Lake CA	-8.7%	2.1%	-8.7%	**	2.1%	2.1%
Georgian Highlands Town	Georgian Highlands Town	**	2.1%	2.1%	**	2.1%	2.1%
Gravenhurst Town	Gravenhurst Town	5.8%	2.1%	2.1%	**	2.1%	2.1%
Greater Napanee Town	Greater Napanee Town	1.8%	2.1%	1.8%	**	2.1%	2.1%
Guelph	Guelph CMA	6.3%	2.1%	2.1%	-6.7%	2.1%	-6.7%
Guelph	Zone 1 - West	1.7%	2.1%	1.7%	**	2.1%	2.1%
Guelph	Zone 2 - South	13.5%	2.1%	2.1%	-0.3%	2.1%	-0.3%
Guelph	Zone 3 - East	4.8%	2.1%	2.1%	**	2.1%	2.1%
Guelph	Zone 4 - Guelph/Eramosa/Puslinch	**	2.1%	2.1%	**	2.1%	2.1%
Haldimand Town	Haldimand Town	16.6%	2.1%	2.1%	**	2.1%	2.1%
Hamilton	Hamilton CMA	2.6%	2.1%	2.1%	1.7%	2.1%	1.7%
Hamilton	Zone 1 - Downtown Core	2.7%	2.1%	2.1%	**	2.1%	2.1%

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August 2025*

2026 Market Rent Index Table - SHN-25-02

Name	District (CA, CMA, Zone)	Apartment Average Rent			(Row) Townhouse Average Rent		
		CMHC RMS 2023-24 % change	2026 Residential Tenancy Act (RTA) Guideline	2026 MRI	CMHC RMS 2023-24 % change	2026 Residential Tenancy Act (RTA) Guideline	2026 MRI
Hamilton	Zone 2 - Central East	-5.5%	2.1%	-5.5%	**	2.1%	2.1%
Hamilton	Zone 3 - East End	1.7%	2.1%	1.7%	-4.0%	2.1%	-4.0%
Hamilton	Zone 4 - Central	2.1%	2.1%	2.1%	**	2.1%	2.1%
Hamilton	Zone 5 - West End	-0.3%	2.1%	-0.3%	**	2.1%	2.1%
Hamilton	Zone 6 - Mountain	-0.3%	2.1%	-0.3%	3.4%	2.1%	2.1%
Hamilton	Zone 7 - Grimsby and Stoney Creek	10.7%	2.1%	2.1%	**	2.1%	2.1%
Hamilton	Zone 8 - Burlington	10.4%	2.1%	2.1%	3.4%	2.1%	2.1%
Hamilton	Zone 9 - Ancast./Dundas/Flam./Glan.	-11.1%	2.1%	-11.1%	**	2.1%	2.1%
Hawkesbury CA	Hawkesbury CA	5.6%	2.1%	2.1%	0.8%	2.1%	0.8%
Huntsville Town	Huntsville Town	5.7%	2.1%	2.1%	**	2.1%	2.1%
Ingersoll Town	Ingersoll Town	-9.5%	2.1%	-9.5%	-22.9%	2.1%	-22.9%
Kawartha Lakes CA	Kawartha Lakes CA	-6.4%	2.1%	-6.4%	**	2.1%	2.1%
Kenora CA	Kenora CA	15.0%	2.1%	2.1%	**	2.1%	2.1%
Kingston	Kingston CMA	4.9%	2.1%	2.1%	**	2.1%	2.1%
Kingston	Zone 1 - Downtown Kingston	4.1%	2.1%	2.1%	**	2.1%	2.1%
Kingston	Zone 2 - Southwestern Kingston City	4.6%	2.1%	2.1%	**	2.1%	2.1%

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Name	District (CA, CMA, Zone)	Apartment Average Rent			(Row) Townhouse Average Rent		
		CMHC RMS 2023-24 % change	2026 Residential Tenancy Act (RTA) Guideline	2026 MRI	CMHC RMS 2023-24 % change	2026 Residential Tenancy Act (RTA) Guideline	2026 MRI
Kingston	Zone 3 - Northern Kingston City	5.5%	2.1%	2.1%	**	2.1%	2.1%
Kingston	Zone 4 - Rest of Kingston CMA	5.3%	2.1%	2.1%	**	2.1%	2.1%
Kitchener	Kitchener CMA	6.1%	2.1%	2.1%	7.2%	2.1%	2.1%
Kitchener	Zone 1 - Kitchener (East)	4.1%	2.1%	2.1%	24.3%	2.1%	2.1%
Kitchener	Zone 2 - Kitchener (Central)	9.8%	2.1%	2.1%	**	2.1%	2.1%
Kitchener	Zone 3 - Kitchener (West)	4.4%	2.1%	2.1%	2.7%	2.1%	2.1%
Kitchener	Kitchener City	5.2%	2.1%	2.1%	18.1%	2.1%	2.1%
Kitchener	Zone 4 - Waterloo City	-3.5%	2.1%	-3.5%	3.2%	2.1%	2.1%
Kitchener	Zone 5 - Cambridge City	25.4%	2.1%	2.1%	-9.2%	2.1%	-9.2%
Kitchener	Zone 6 - Two Townships	16.4%	2.1%	2.1%	**	2.1%	2.1%
Lambton Shores City	Lambton Shores City	-12.4%	2.1%	-12.4%	**	2.1%	2.1%
Leamington CA	Leamington CA	**	2.1%	2.1%	**	2.1%	2.1%
London	London CMA	6.5%	2.1%	2.1%	11.0%	2.1%	2.1%
London	Zone 1 - Downtown North	11.0%	2.1%	2.1%	8.7%	2.1%	2.1%
London	Zone 2 - Northeast	5.2%	2.1%	2.1%	0.3%	2.1%	0.3%
London	Zone 3 - North	2.9%	2.1%	2.1%	**	2.1%	2.1%

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2026 Market Rent Index Table - SHN-25-02

Name	District (CA, CMA, Zone)	Apartment Average Rent			(Row) Townhouse Average Rent		
		CMHC RMS 2023-24 % change	2026 Residential Tenancy Act (RTA) Guideline	2026 MRI	CMHC RMS 2023-24 % change	2026 Residential Tenancy Act (RTA) Guideline	2026 MRI
London	Zone 4 - Northwest	7.9%	2.1%	2.1%	**	2.1%	2.1%
London	Zone 5 - Southwest	8.1%	2.1%	2.1%	9.0%	2.1%	2.1%
London	Zone 6 - South Central	8.6%	2.1%	2.1%	**	2.1%	2.1%
London	Zone 7 - South	11.1%	2.1%	2.1%	39.4%	2.1%	2.1%
London	Zone 8 - East	-9.3%	2.1%	-9.3%	-1.0%	2.1%	-1.0%
London	Zone 9 - St. Thomas	9.0%	2.1%	2.1%	10.2%	2.1%	2.1%
London	Zone 10 - Strathroy-Caradoc	0.4%	2.1%	0.4%	**	2.1%	2.1%
London	Zone 11 - Rest of CMA	**	2.1%	2.1%	**	2.1%	2.1%
Midland CA	Midland CA applies to Coldwater	7.5%	2.1%	2.1%	**	2.1%	2.1%
Mississippi Mills Town	Mississippi Mills Town	**	2.1%	2.1%	**	2.1%	2.1%
Norfolk CA	Norfolk CA	-8.1%	2.1%	-8.1%	**	2.1%	2.1%
North Bay CA	North Bay CA	5.7%	2.1%	2.1%	**	2.1%	2.1%
North Perth Town	North Perth Town	10.7%	2.1%	2.1%	**	2.1%	2.1%
Orillia CA	Orillia CA	7.0%	2.1%	2.1%	**	2.1%	2.1%
Oshawa	Oshawa CMA	6.4%	2.1%	2.1%	-9.4%	2.1%	-9.4%
Oshawa	Zone 1 - Oshawa (North)	-10.1%	2.1%	-10.1%	-12.1%	2.1%	-12.1%

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Name	District (CA, CMA, Zone)	Apartment Average Rent			(Row) Townhouse Average Rent		
		CMHC RMS 2023-24 % change	2026 Residential Tenancy Act (RTA) Guideline	2026 MRI	CMHC RMS 2023-24 % change	2026 Residential Tenancy Act (RTA) Guideline	2026 MRI
Oshawa	Zone 2 - Oshawa (S./Central)	15.6%	2.1%	2.1%	**	2.1%	2.1%
Oshawa	Oshawa City (Zone 1-2)	4.5%	2.1%	2.1%	-9.7%	2.1%	-9.7%
Oshawa	Zone 3 - Whitby	17.5%	2.1%	2.1%	**	2.1%	2.1%
Oshawa	Zone 4 - Clarington	1.0%	2.1%	1.0%	**	2.1%	2.1%
Ottawa	Ottawa CMA	8.8%	2.1%	2.1%	5.9%	2.1%	2.1%
Ottawa	01-Downtown	4.7%	2.1%	2.1%	**	2.1%	2.1%
Ottawa	02-Sandy Hill/Lowertown	9.6%	2.1%	2.1%	**	2.1%	2.1%
Ottawa	03-Glebe/Old Ottawa South	13.7%	2.1%	2.1%	5.7%	2.1%	2.1%
Ottawa	04-Alta Vista/Hunt Club	6.4%	2.1%	2.1%	**	2.1%	2.1%
Ottawa	05-Carlington/Iris	18.0%	2.1%	2.1%	11.7%	2.1%	2.1%
Ottawa	06-Chinatown/Hintonburg/Westboro N	3.3%	2.1%	2.1%	12.0%	2.1%	2.1%
Ottawa	07-New Edinb./Manor Park/Overbrook	11.4%	2.1%	2.1%	-11.3%	2.1%	-11.3%
Ottawa	08-Westboro S/Hampton Pk/Britannia	5.0%	2.1%	2.1%	**	2.1%	2.1%
Ottawa	09-Hunt Club South Keys	1.2%	2.1%	1.2%	**	2.1%	2.1%
Ottawa	10-Vanier	-0.2%	2.1%	-0.2%	**	2.1%	2.1%
Ottawa	11-Gloucester North Orleans	4.4%	2.1%	2.1%	-3.2%	2.1%	-3.2%

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2026 Market Rent Index Table - SHN-25-02

Name	District (CA, CMA, Zone)	Apartment Average Rent			(Row) Townhouse Average Rent		
		CMHC RMS 2023-24 % change	2026 Residential Tenancy Act (RTA) Guideline	2026 MRI	CMHC RMS 2023-24 % change	2026 Residential Tenancy Act (RTA) Guideline	2026 MRI
Ottawa	12-Eastern Ottawa Surr. Areas	55.1%	2.1%	2.1%	**	2.1%	2.1%
Ottawa	13-Nepean	14.1%	2.1%	2.1%	4.2%	2.1%	2.1%
Ottawa	14-Wester Ottawa Areas	0.3%	2.1%	0.3%	**	2.1%	2.1%
Ottawa	15-North Grenville MU	**	2.1%	2.1%	**	2.1%	2.1%
Ottawa	16-Amprior	**	2.1%	2.1%	**	2.1%	2.1%
Ottawa	17-Carleton Place	1.3%	2.1%	1.3%	**	2.1%	2.1%
Owen Sound CA	Owen Sound CA	5.7%	2.1%	2.1%	**	2.1%	2.1%
Pembroke CA	Pembroke CA	15.5%	2.1%	2.1%	**	2.1%	2.1%
Petawawa CA	Petawawa CA	-1.2%	2.1%	-1.2%	**	2.1%	2.1%
Peterborough	Peterborough CMA	5.5%	2.1%	2.1%	12.5%	2.1%	2.1%
Peterborough	Zone 1 - Downtown	8.1%	2.1%	2.1%	3.6%	2.1%	2.1%
Peterborough	Zone 2 - Rest of CA	3.4%	2.1%	2.1%	20.1%	2.1%	2.1%
Port Hope CA	Port Hope CA	-3.8%	2.1%	-3.8%	**	2.1%	2.1%
Prince Edward County	Prince Edward County	9.7%	2.1%	2.1%	**	2.1%	2.1%
Sarnia CA	Sarnia CA	12.4%	2.1%	2.1%	2.9%	2.1%	2.1%
Saugeen Shores Town	Saugeen Shores Town	14.0%	2.1%	2.1%	**	2.1%	2.1%

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Name	District (CA, CMA, Zone)	Apartment Average Rent			(Row) Townhouse Average Rent		
		CMHC RMS 2023-24 % change	2026 Residential Tenancy Act (RTA) Guideline	2026 MRI	CMHC RMS 2023-24 % change	2026 Residential Tenancy Act (RTA) Guideline	2026 MRI
Sault Ste. Marie	Sault Ste. Marie CA	8.9%	2.1%	2.1%	15.3%	2.1%	2.1%
Sault Ste. Marie	Zone 1 - East End, Rural SSM.	14.4%	2.1%	2.1%	**	2.1%	2.1%
Sault Ste. Marie	Zone 2 - Central	8.6%	2.1%	2.1%	14.2%	2.1%	2.1%
Sault Ste. Marie	Zone 3 - West End, Prince	-1.4%	2.1%	-1.4%	**	2.1%	2.1%
South Huron Town	South Huron Town	42.2%	2.1%	2.1%	**	2.1%	2.1%
St. Catharines	St. Catharines-Niagara CMA	5.0%	2.1%	2.1%	6.3%	2.1%	2.1%
St. Catharines	Zone 1 - St. Catharines (Core)	1.0%	2.1%	1.0%	**	2.1%	2.1%
St. Catharines	Zone 2 - St. Catharines (North-Rem.)	3.1%	2.1%	2.1%	**	2.1%	2.1%
St. Catharines	Zone 3 - St. Catharines (South-Rem.)	10.7%	2.1%	2.1%	**	2.1%	2.1%
St. Catharines	Zone 4 - Niagara Falls (Core)	6.7%	2.1%	2.1%	**	2.1%	2.1%
St. Catharines	Zone 5 - Niagara Falls (Remainder)	0.9%	2.1%	0.9%	**	2.1%	2.1%
St. Catharines	Zone 6 - Wellend	12.6%	2.1%	2.1%	**	2.1%	2.1%
St. Catharines	Zone 7 - Remainder of CMA	2.7%	2.1%	2.1%	**	2.1%	2.1%
St. Catharines	Zone 8 - Fort Erie	-0.2%	2.1%	-0.2%	**	2.1%	2.1%
Stratford CA	Stratford CA	1.9%	2.1%	1.9%	**	2.1%	2.1%
Sudbury	Greater Sudbury CMA	9.4%	2.1%	2.1%	0.1%	2.1%	0.1%

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Name	District (CA, CMA, Zone)	Apartment Average Rent			(Row) Townhouse Average Rent		
		CMHC RMS 2023-24 % change	2026 Residential Tenancy Act (RTA) Guideline	2026 MRI	CMHC RMS 2023-24 % change	2026 Residential Tenancy Act (RTA) Guideline	2026 MRI
Sudbury	Zone 1 - Lockerby	2.5%	2.1%	2.1%	13.8%	2.1%	2.1%
Sudbury	Zone 2 - New Sudbury	11.1%	2.1%	2.1%	**	2.1%	2.1%
Sudbury	Zone 3 - Old Sudbury	16.7%	2.1%	2.1%	10.7%	2.1%	2.1%
Sudbury	Zone 4 - Remainder Metropolitan Area	2.9%	2.1%	2.1%	4.0%	2.1%	2.1%
Temiskaming Shores CY	Temiskaming Shores CY	**	2.1%	2.1%	**	2.1%	2.1%
Thunder Bay	Thunder Bay CMA	9.3%	2.1%	2.1%	12.3%	2.1%	2.1%
Thunder Bay	Zone 1 - North Ward	9.4%	2.1%	2.1%	20.4%	2.1%	2.1%
Thunder Bay	Zone 2 - South Ward	9.1%	2.1%	2.1%	**	2.1%	2.1%
Tillsonburg CA	Tillsonburg CA	12.9%	2.1%	2.1%	**	2.1%	2.1%
Timmins CA	Timmins CA	0.5%	2.1%	0.5%	-5.3%	2.1%	-5.3%
Toronto	Toronto CMA	1.3%	2.1%	1.3%	-2.9%	2.1%	-2.9%
Toronto	Zone 1 - Former City of Toronto (Central)	-1.0%	2.1%	-1.0%	**	2.1%	2.1%
Toronto	Zone 2 - Former City of Toronto (East)	3.2%	2.1%	2.1%	**	2.1%	2.1%
Toronto	Zone 3 - Former City of Toronto (North)	-2.0%	2.1%	-2.0%	**	2.1%	2.1%
Toronto	Zone 4 - Former City of Toronto (West)	-0.4%	2.1%	-0.4%	**	2.1%	2.1%
Toronto	Zone 5 - Etobicoke (South)	11.7%	2.1%	2.1%	**	2.1%	2.1%

*Ministry of Municipal Affairs and Housing
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2026 Market Rent Index Table - SHN-25-02

Name	District (CA, CMA, Zone)	Apartment Average Rent			(Row) Townhouse Average Rent		
		CMHC RMS 2023-24 % change	2026 Residential Tenancy Act (RTA) Guideline	2026 MRI	CMHC RMS 2023-24 % change	2026 Residential Tenancy Act (RTA) Guideline	2026 MRI
Toronto	Zone 6 - Etobicoke (Central)	-9.0%	2.1%	-9.0%	-10.1%	2.1%	-10.1%
Toronto	Zone 7 - Etobicoke (North)	2.7%	2.1%	2.1%	8.6%	2.1%	2.1%
Toronto	Zone 8 - York	3.3%	2.1%	2.1%	**	2.1%	2.1%
Toronto	Zone 9 - East York	2.5%	2.1%	2.1%	**	2.1%	2.1%
Toronto	Zone 10 - Scarborough (Central)	-3.0%	2.1%	-3.0%	**	2.1%	2.1%
Toronto	Zone 11 - Scarborough (North)	2.7%	2.1%	2.1%	**	2.1%	2.1%
Toronto	Zone 12 - Scarborough (East)	-5.2%	2.1%	-5.2%	**	2.1%	2.1%
Toronto	Zone 13 - North York (Southeast)	7.5%	2.1%	2.1%	-7.8%	2.1%	-7.8%
Toronto	Zone 14 - North York (Northeast)	5.1%	2.1%	2.1%	-2.5%	2.1%	-2.5%
Toronto	Zone 15 - North York (Southwest)	6.4%	2.1%	2.1%	**	2.1%	2.1%
Toronto	Zone 16 - North York (N.Central)	3.3%	2.1%	2.1%	**	2.1%	2.1%
Toronto	Zone 17 - North York (Northwest)	-1.8%	2.1%	-1.8%	-1.7%	2.1%	-1.7%
Toronto	Zone 18 - Mississauga (South)	12.2%	2.1%	2.1%	-0.1%	2.1%	-0.1%
Toronto	Zone 19 - Mississauga (Northwest)	0.2%	2.1%	0.2%	1.9%	2.1%	1.9%
Toronto	Zone 20 - Mississauga (Northeast)	1.1%	2.1%	1.1%	4.0%	2.1%	2.1%
Toronto	Zone 21 - Brampton (West)	7.3%	2.1%	2.1%	**	2.1%	2.1%

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Toronto	Zone 22 - Brampton (East)	-1.6%	2.1%	-1.6%	**	2.1%	2.1%
Toronto	Zone 23 - Oakville	13.1%	2.1%	2.1%	**	2.1%	2.1%
Toronto	Zone 24 - Caledon	**	2.1%	2.1%	**	2.1%	2.1%
Toronto	Zone 25 - R. Hill, Vaughan, King	2.5%	2.1%	2.1%	**	2.1%	2.1%
Toronto	Zone 26 - Aurora, Newmkt, Whit-St.	8.4%	2.1%	2.1%	**	2.1%	2.1%
Toronto	Zone 27 - Markham	12.3%	2.1%	2.1%	**	2.1%	2.1%
Toronto	Zone 28 - Pickering/Ajax/Uxbridge	-8.2%	2.1%	-8.2%	**	2.1%	2.1%
Toronto	Zone 29 - Milton, Halton Hills	9.5%	2.1%	2.1%	**	2.1%	2.1%
Toronto	Zone 30 - Orangeville	7.2%	2.1%	2.1%	**	2.1%	2.1%
Toronto	Zone 31 - Bradford, W. Gwillimbury	23.9%	2.1%	2.1%	**	2.1%	2.1%
West Nipissing Town	West Nipissing Town Quaker Hill & Nottwasaga Co-op	8.2%	2.1%	2.1%	**	2.1%	2.1%
Windsor	Windsor CMA	8.3%	2.1%	2.1%	-0.7%	2.1%	-0.7%
Windsor	Zone 1 - Centre	6.9%	2.1%	2.1%	20.4%	2.1%	2.1%
Windsor	Zone 2 - East Inner	12.6%	2.1%	2.1%	**	2.1%	2.1%
Windsor	Zone 3 - East Outer	-2.8%	2.1%	-2.8%	-1.7%	2.1%	-1.7%
Windsor	Zone 4 - West	5.2%	2.1%	2.1%	**	2.1%	2.1%

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Name	District (CA, CMA, Zone)	Apartment Average Rent			(Row) Townhouse Average Rent		
		CMHC RMS 2023-24 % change	2026 Residential Tenancy Act (RTA) Guideline	2026 MRI	CMHC RMS 2023-24 % change	2026 Residential Tenancy Act (RTA) Guideline	2026 MRI
Windsor	Zone 5 - Amherstburg Township	54.0%	2.1%	2.1%	**	2.1%	2.1%
Windsor	Zone 6 - Remainder of CMA	30.8%	2.1%	2.1%	**	2.1%	2.1%
Windsor	Zone 7 - Essex	6.6%	2.1%	2.1%	-11.0%	2.1%	-11.0%
Woodstock CA	Woodstock CA	6.7%	2.1%	2.1%	-9.5%	2.1%	-9.5%

Sources:

1. Canada Mortgage and Housing Corporation (CMHC)'s Rental Market Survey (RMS).
2. Ontario 2026 Rent Increase Guideline.

Notes:

** Implies data is suppressed to protect confidentiality.

CA implies Census Agglomeration while CMA stands for Census Metropolitan Area.