

Communiqué

Issue

August 19, 2021

2021-5

The Requirements, Recommendations and Guidelines in this Communiqué are applicable to the social housing providers administered by the City of Hamilton.

<input checked="" type="checkbox"/>	Providers Under <i>Housing Services Act, 2011</i>
<input checked="" type="checkbox"/>	Providers Under a Federal Operating Agreement
<input checked="" type="checkbox"/>	Requirement
<input type="checkbox"/>	Recommendation
<input checked="" type="checkbox"/>	Guidelines
<input type="checkbox"/>	For Information Purposes Only

SUBJECT:

2022 Indices and Cost Factors

BACKGROUND:

The Ministry of Municipal Affairs and Housing (MMAH) provides Cost Factors and Indices to calculate subsidies under the Housing Services Act, 2011 (HSA) on an annual basis.

The factors and indices which need to be used in the calculation of rent and subsidies for 2022 are attached to this Communiqué and are listed follows:

- **SH notification release 20-01** 2022 Market Rent Index & Indices for Non-Profit Projects under the H.S.A. which includes:
 - Guide to Attachment A: 2022 Market Rent Index Table
 - Attachment B – 2022 Indices for Mixed Non-Profit Projects
 - Attachment C – 2022 Indices for 100% RGI Non-Profit Projects
 - Guide to Attachments B & C: 2022 Indices for Mixed Non-Profit and 100% RGI Projects
- **SH notification release 20-02** 2022 Minimum Market Rent for Municipal Non-Profits (Section 95)
- **SH notification release 20-03** 2022 Unit Rent Factors for Private Non-Profit Housing Corporations



City of Hamilton
Housing Services Division
Community Services Department
Brian Kreps
Manager of Housing Programs

- **SH notification release 20-04** Cost Factors to Be Used in 2022 Fiscal Year Budgets for Private and Municipal Non-Profit Housing Corporations

This information is also published in French and will be made available on the Ministry web site at: <http://www.mah.gov.on.ca>

Individual Housing Provider Annual Subsidy Entitlements will be calculated using the above information and in conjunction with the City of Hamilton Annual Budget Process. We anticipate that these will be available for release in early November. Any subsidy estimates completed by the Housing Provider prior to November may be submitted for review to Kim.Ryan@hamilton.ca.

If there are any further questions, please contact your Housing Administration Officer.

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SHnotification

Social Housing

Subject: 2022 Market Rent Index & Indices for Non-Profit Projects

- Legislation/Regulation
 Operational

Release 21-01

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 2022 are in the attached tables. Also attached are guidelines for their use:

- [Attachment A – 2022 Market Rent Index](#)
- [Guide to Attachment A: 2022 Market Rent Index Table](#)
- [Attachment B – 2022 Indices for Mixed Non-Profit Projects](#)
- [Attachment C – 2022 Indices for 100% RGI Non-Profit Projects](#)
- [Guide to Attachments B & C: 2022 Indices for Mixed Non-Profit and 100% RGI Projects](#)

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

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Attachment A – 2022 Market Rent Index

2022 Market Rent Index Table - SHN-21-01							
Name	District (CA, CMA, Zone)	Apartment Average Rent			(Row) Townhouse Average Rent		
		CMHC RMS 2019- 20 % change	2022 Residential Tenancy Act (RTA) Guideline	2022 MRI	CMHC RMS 2019- 20 % change	2022 Residential Tenancy Act (RTA) Guideline	2022 MRI
Barrie	Barrie CMA	2.9%	1.2%	1.2%	0.7%	1.2%	0.7%
Barrie	Zone 1 - South	2.9%	1.2%	1.2%	0.7%	1.2%	0.7%
Barrie	Zone 2 - North	2.9%	1.2%	1.2%	0.7%	1.2%	0.7%
Belleville	Belleville CMA	5.4%	1.2%	1.2%	0.8%	1.2%	0.8%
Belleville	Zone 1 - City of Belleville	6.2%	1.2%	1.2%	**	1.2%	1.2%
Belleville	Zone 2 - City of Quinte West	3.4%	1.2%	1.2%	**	1.2%	1.2%
Bracebridge Town	Bracebridge Town	2.8%	1.2%	1.2%	**	1.2%	1.2%
Brantford	Brantford CMA	7.0%	1.2%	1.2%	14.7%	1.2%	1.2%
Brant City	Brant City	7.0%	1.2%	1.2%	14.7%	1.2%	1.2%
Brockville CA	Brockville CA	9.3%	1.2%	1.2%	**	1.2%	1.2%
Chatham	Chatham-Kent CA	2.0%	1.2%	1.2%	0.1%	1.2%	0.1%
Chatham	Zone 1 - Chatham City	4.6%	1.2%	1.2%	**	1.2%	1.2%
Chatham	Zone 2 - Wallaceburg	7.1%	1.2%	1.2%	-8.3%	1.2%	-8.3%
Chatham	Zone 3 - Rest of Kent	-16.7%	1.2%	-16.7%	3.3%	1.2%	1.2%
Cobourg CA	Cobourg CA	11.7%	1.2%	1.2%	**	1.2%	1.2%
Collingwood CA	Collingwood CA	5.2%	1.2%	1.2%	**	1.2%	1.2%
Cornwall	Cornwall CA	4.2%	1.2%	1.2%	-11.7%	1.2%	-11.7%
Cornwall	Zone 1 - City Centre	0.7%	1.2%	0.7%	-7.6%	1.2%	-7.6%
Cornwall	Zone 2 - City North	6.9%	1.2%	1.2%	**	1.2%	1.2%
Cornwall	Zone 3 - Outlying Areas	**	1.2%	1.2%	**	1.2%	1.2%
Elliot Lake CA	Elliot Lake CA	15.2%	1.2%	1.2%	**	1.2%	1.2%
Georgian Highlands Town	Georgian Highlands Town	**	1.2%	1.2%	**	1.2%	1.2%
Gravenhurst Town	Gravenhurst Town	2.4%	1.2%	1.2%	**	1.2%	1.2%
Greater Napanee Town	Greater Napanee Town	-2.9%	1.2%	-2.9%	**	1.2%	1.2%
Guelph	Guelph CMA	5.5%	1.2%	1.2%	20.7%	1.2%	1.2%
Guelph	Zone 1 - West	3.6%	1.2%	1.2%	**	1.2%	1.2%
Guelph	Zone 2 - South	4.3%	1.2%	1.2%	23.8%	1.2%	1.2%
Guelph	Zone 3 - East	14.4%	1.2%	1.2%	**	1.2%	1.2%
	Zone 4 - Guelph/Eramosa/Puslinch	**	1.2%	1.2%	**	1.2%	1.2%
Haldimand Town	Haldimand Town	-1.4%	1.2%	-1.4%	**	1.2%	1.2%
Hamilton	Hamilton CMA	6.6%	1.2%	1.2%	1.1%	1.2%	1.1%
Hamilton	Zone 1 - Downtown Core	6.9%	1.2%	1.2%	**	1.2%	1.2%
Hamilton	Zone 2 - Central East	3.5%	1.2%	1.2%	**	1.2%	1.2%
Hamilton	Zone 3 - East End	4.5%	1.2%	1.2%	5.1%	1.2%	1.2%
Hamilton	Zone 4 - Central	8.0%	1.2%	1.2%	**	1.2%	1.2%
Hamilton	Zone 5 - West End	3.0%	1.2%	1.2%	n/u	1.2%	1.2%
Hamilton	Zone 6 - Mountain	7.2%	1.2%	1.2%	4.6%	1.2%	1.2%
Hamilton	Zone 7 - Grimsby and Stoney Creek	7.4%	1.2%	1.2%	**	1.2%	1.2%
Hamilton	Zone 8 - Burlington	7.9%	1.2%	1.2%	-2.3%	1.2%	-2.3%
Hamilton	Zone 9 - Ancast./Dundas/Flambor./Glanbrk.	6.6%	1.2%	1.2%	**	1.2%	1.2%
Hawkesbury CA	Hawkesbury CA	2.8%	1.2%	1.2%	-5.1%	1.2%	-5.1%

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Name	District (CA, CMA, Zone)	Apartment Average Rent			(Row) Townhouse Average Rent		
		CMHC RMS 2019- 20 % change	2022 Residential Tenancy Act (RTA) Guideline	2022 MRI	CMHC RMS 2019- 20 % change	2022 Residential Tenancy Act (RTA) Guideline	2022 MRI
Huntsville Town	Huntsville Town	11.6%	1.2%	1.2%	**	1.2%	1.2%
Ingersoll Town	Ingersoll Town	**	1.2%	1.2%	**	1.2%	1.2%
Kawartha Lakes CA	Kawartha Lakes CA	1.5%	1.2%	1.2%	**	1.2%	1.2%
Kenora CA	Kenora CA	-2.5%	1.2%	-2.5%	**	1.2%	1.2%
Kingston	Kingston CMA	3.6%	1.2%	1.2%	0.8%	1.2%	0.8%
Kingston	Zone 1 - Downtown Kingston	5.5%	1.2%	1.2%	**	1.2%	1.2%
Kingston	Zone 2 - Southwestern Kingston City	2.4%	1.2%	1.2%	**	1.2%	1.2%
Kingston	Zone 3 - Northern Kingston City	2.5%	1.2%	1.2%	**	1.2%	1.2%
Kingston	Zone 4 - Rest of Kingston CMA	3.0%	1.2%	1.2%	2.9%	1.2%	1.2%
Kitchener	Kitchener CMA	5.0%	1.2%	1.2%	6.8%	1.2%	1.2%
Kitchener	Zone 1 - Kitchener (East)	3.5%	1.2%	1.2%	-0.4%	1.2%	-0.4%
Kitchener	Zone 2 - Kitchener (Central)	3.9%	1.2%	1.2%	**	1.2%	1.2%
Kitchener	Zone 3 - Kitchener (West)	4.7%	1.2%	1.2%	6.9%	1.2%	1.2%
Kitchener	Kitchener City	3.9%	1.2%	1.2%	3.1%	1.2%	1.2%
Kitchener	Zone 4 - Waterloo City	5.6%	1.2%	1.2%	4.9%	1.2%	1.2%
Kitchener	Zone 5 - Cambridge City	4.3%	1.2%	1.2%	19.1%	1.2%	1.2%
Kitchener	Zone 6 - Two Townships	3.9%	1.2%	1.2%	**	1.2%	1.2%
Lambton Shores City	Lambton Shores City	22.8%	1.2%	1.2%	**	1.2%	1.2%
Leamington CA	Leamington CA	1.9%	1.2%	1.2%	**	1.2%	1.2%
London	London CMA	9.2%	1.2%	1.2%	13.2%	1.2%	1.2%
London	Zone 1 - Downtown North	11.7%	1.2%	1.2%	**	1.2%	1.2%
London	Zone 2 - Northeast	8.5%	1.2%	1.2%	5.8%	1.2%	1.2%
London	Zone 3 - North	12.0%	1.2%	1.2%	**	1.2%	1.2%
London	Zone 4 - Northwest	8.5%	1.2%	1.2%	**	1.2%	1.2%
London	Zone 5 - Southwest	10.7%	1.2%	1.2%	12.8%	1.2%	1.2%
London	Zone 6 - South Central	8.9%	1.2%	1.2%	**	1.2%	1.2%
London	Zone 7 - South	8.5%	1.2%	1.2%	**	1.2%	1.2%
London	Zone 8 - East	4.8%	1.2%	1.2%	5.5%	1.2%	1.2%
London	Zone 9 - St. Thomas	5.7%	1.2%	1.2%	**	1.2%	1.2%
London	Zone 10 - Strathroy-Caradoc	18.0%	1.2%	1.2%	**	1.2%	1.2%
London	Zone 11 - Rest of CMA	-15.6%	1.2%	-15.6%	**	1.2%	1.2%
Midland CA	Midland CA	0.4%	1.2%	0.4%	**	1.2%	1.2%
Mississippi Mills Town	Mississippi Mills Town	n/u	1.2%	1.2%	**	1.2%	1.2%
Norfolk CA	Norfolk CA	-0.3%	1.2%	-0.3%	**	1.2%	1.2%
North Bay CA	North Bay CA	3.6%	1.2%	1.2%	0.4%	1.2%	0.4%
North Perth Town	North Perth Town	4.0%	1.2%	1.2%	**	1.2%	1.2%
Orillia CA	Orillia CA	0.3%	1.2%	0.3%	**	1.2%	1.2%
Oshawa	Oshawa CMA	5.2%	1.2%	1.2%	7.7%	1.2%	1.2%
Oshawa	Zone 1 - Oshawa (North)	12.5%	1.2%	1.2%	**	1.2%	1.2%
Oshawa	Zone 2 - Oshawa (S./Central)	0.7%	1.2%	0.7%	**	1.2%	1.2%
Oshawa	Oshawa City (Zone 1-2)	5.4%	1.2%	1.2%	8.5%	1.2%	1.2%
Oshawa	Zone 3 - Whitby	6.3%	1.2%	1.2%	**	1.2%	1.2%
Oshawa	Zone 4 - Clarington	-2.5%	1.2%	-2.5%	-0.7%	1.2%	-0.7%
Ottawa	Ottawa CMA	6.0%	1.2%	1.2%	5.3%	1.2%	1.2%

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Name	District (CA, CMA, Zone)	Apartment Average Rent			(Row) Townhouse Average Rent		
		CMHC RMS 2019- 20 % change	2022 Residential Tenancy Act (RTA) Guideline	2022 MRI	CMHC RMS 2019- 20 % change	2022 Residential Tenancy Act (RTA) Guideline	2022 MRI
Ottawa	01-Downtown	0.2%	1.2%	0.2%	**	1.2%	1.2%
Ottawa	02-Sandy Hill/Lowertown	-0.7%	1.2%	-0.7%	**	1.2%	1.2%
Ottawa	03-Glebe/Old Ottawa South	4.9%	1.2%	1.2%	-0.2%	1.2%	-0.2%
Ottawa	04-Alta Vista/Hunt Club	7.6%	1.2%	1.2%	-3.8%	1.2%	-3.8%
Ottawa	05-Carlinton/Iris	3.1%	1.2%	1.2%	**	1.2%	1.2%
Ottawa	06-Chinatown/Hintonburg/Westboro N	9.3%	1.2%	1.2%	-10.0%	1.2%	-10.0%
Ottawa	07-New Edinb./Manor Park/Overbrook	6.4%	1.2%	1.2%	9.7%	1.2%	1.2%
Ottawa	08-Westboro S/Hampton Pk/Britannia	6.3%	1.2%	1.2%	**	1.2%	1.2%
Ottawa	09-Hunt Club South Keys	9.7%	1.2%	1.2%	21.9%	1.2%	1.2%
Ottawa	10-Vanier	9.3%	1.2%	1.2%	**	1.2%	1.2%
Ottawa	11-Gloucester North Orleans	6.6%	1.2%	1.2%	11.9%	1.2%	1.2%
Ottawa	12-Eastern Ottawa Surrounding Areas	34.4%	1.2%	1.2%	**	1.2%	1.2%
Ottawa	13-Nepean	4.9%	1.2%	1.2%	7.3%	1.2%	1.2%
Ottawa	14-Western Ottawa Areas	17.3%	1.2%	1.2%	**	1.2%	1.2%
Owen Sound CA	Owen Sound CA	5.7%	1.2%	1.2%	**	1.2%	1.2%
Pembroke CA	Pembroke CA	1.8%	1.2%	1.2%	**	1.2%	1.2%
Petawawa CA	Petawawa CA	2.8%	1.2%	1.2%	**	1.2%	1.2%
Peterborough	Peterborough CMA	6.6%	1.2%	1.2%	2.7%	1.2%	1.2%
Peterborough	Zone 1 - Downtown	6.7%	1.2%	1.2%	-4.8%	1.2%	-4.8%
Peterborough	Zone 2 - Rest of CA	6.8%	1.2%	1.2%	8.0%	1.2%	1.2%
Port Hope CA	Port Hope CA	0.8%	1.2%	0.8%	**	1.2%	1.2%
Prince Edward County	Prince Edward County	4.1%	1.2%	1.2%	-3.7%	1.2%	-3.7%
Sarnia CA	Sarnia CA	12.0%	1.2%	1.2%	11.5%	1.2%	1.2%
Saugeen Shores Town	Saugeen Shores Town	3.4%	1.2%	1.2%	**	1.2%	1.2%
Sault Ste. Marie	Sault Ste. Marie CA	3.0%	1.2%	1.2%	15.2%	1.2%	1.2%
Sault Ste. Marie	Zone 1 - Downtown	3.1%	1.2%	1.2%	**	1.2%	1.2%
Sault Ste. Marie	Zone 2 - City East	3.3%	1.2%	1.2%	14.5%	1.2%	1.2%
Sault Ste. Marie	Zone 3 - City West	0.9%	1.2%	0.9%	**	1.2%	1.2%
South Huron Town	South Huron Town	21.5%	1.2%	1.2%	**	1.2%	1.2%
St. Catharines	St. Catharines-Niagara CMA	4.6%	1.2%	1.2%	20.8%	1.2%	1.2%
St. Catharines	Zone 1 - St. Catharines (Core)	4.6%	1.2%	1.2%	**	1.2%	1.2%
St. Catharines	Zone 2 - St. Catharines (North Remainder)	6.2%	1.2%	1.2%	**	1.2%	1.2%
St. Catharines	Zone 3 - St. Catharines (South Remainder)	-0.6%	1.2%	-0.6%	**	1.2%	1.2%
St. Catharines	Zone 4 - Niagara Falls (Core)	1.9%	1.2%	1.2%	**	1.2%	1.2%
St. Catharines	Zone 5 - Niagara Falls (Remainder)	10.3%	1.2%	1.2%	**	1.2%	1.2%
St. Catharines	Zone 6 - Wellend	6.4%	1.2%	1.2%	**	1.2%	1.2%
St. Catharines	Zone 7 - Remainder of CMA	-1.4%	1.2%	-1.4%	**	1.2%	1.2%
St. Catharines	Zone 8 - Fort Erie	5.7%	1.2%	1.2%	**	1.2%	1.2%
Stratford CA	Stratford CA	8.9%	1.2%	1.2%	**	1.2%	1.2%
Sudbury	Greater Sudbury CMA	2.8%	1.2%	1.2%	-0.6%	1.2%	-0.6%
Sudbury	Zone 1 - Lockerby	3.2%	1.2%	1.2%	15.2%	1.2%	1.2%
Sudbury	Zone 2 - New Sudbury	4.4%	1.2%	1.2%	1.7%	1.2%	1.2%
Sudbury	Zone 3 - Old Sudbury	2.0%	1.2%	1.2%	-11.5%	1.2%	-11.5%
Sudbury	Zone 4 - Remainder Metropolitan Area	4.0%	1.2%	1.2%	0.7%	1.2%	0.7%

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Name	District (CA, CMA, Zone)	Apartment Average Rent			(Row) Townhouse Average Rent		
		CMHC RMS 2019- 20 % change	2022 Residential Tenancy Act (RTA) Guideline	2022 MRI	CMHC RMS 2019- 20 % change	2022 Residential Tenancy Act (RTA) Guideline	2022 MRI
Temiskaming Shores CA	Temiskaming Shores CA	n/a	1.2%	1.2%	**	1.2%	1.2%
Thunder Bay	Thunder Bay CMA	1.5%	1.2%	1.2%	16.3%	1.2%	1.2%
Thunder Bay	Zone 1 - North Ward	1.9%	1.2%	1.2%	14.1%	1.2%	1.2%
Thunder Bay	Zone 2 - South Ward	1.0%	1.2%	1.0%	**	1.2%	1.2%
Tillsonburg CA	Tillsonburg CA	2.2%	1.2%	1.2%	**	1.2%	1.2%
Timmins CA	Timmins CA	6.2%	1.2%	1.2%	-4.7%	1.2%	-4.7%
Toronto	Toronto CMA	4.7%	1.2%	1.2%	10.5%	1.2%	1.2%
Toronto	Zone 1 - Former City of Toronto (Central)	1.8%	1.2%	1.2%	**	1.2%	1.2%
Toronto	Zone 2 - Former City of Toronto (East)	5.5%	1.2%	1.2%	**	1.2%	1.2%
Toronto	Zone 3 - Former City of Toronto (North)	3.9%	1.2%	1.2%	**	1.2%	1.2%
Toronto	Zone 4 - Former City of Toronto (West)	3.5%	1.2%	1.2%	**	1.2%	1.2%
Toronto	Zone 5 - Etobicoke (South)	8.6%	1.2%	1.2%	**	1.2%	1.2%
Toronto	Zone 6 - Etobicoke (Central)	2.6%	1.2%	1.2%	**	1.2%	1.2%
Toronto	Zone 7 - Etobicoke (North)	14.1%	1.2%	1.2%	14.5%	1.2%	1.2%
Toronto	Zone 8 - York	5.5%	1.2%	1.2%	**	1.2%	1.2%
Toronto	Zone 9 - East York	6.4%	1.2%	1.2%	4.9%	1.2%	1.2%
Toronto	Zone 10 - Scarborough (Central)	5.8%	1.2%	1.2%	**	1.2%	1.2%
Toronto	Zone 11 - Scarborough (North)	2.6%	1.2%	1.2%	**	1.2%	1.2%
Toronto	Zone 12 - Scarborough (East)	6.1%	1.2%	1.2%	**	1.2%	1.2%
Toronto	Zone 13 - North York (Southeast)	9.6%	1.2%	1.2%	11.0%	1.2%	1.2%
Toronto	Zone 14 - North York (Northeast)	0.3%	1.2%	0.3%	10.7%	1.2%	1.2%
Toronto	Zone 15 - North York (Southwest)	5.9%	1.2%	1.2%	**	1.2%	1.2%
Toronto	Zone 16 - North York (N.Central)	7.5%	1.2%	1.2%	**	1.2%	1.2%
Toronto	Zone 17 - North York (Northwest)	2.6%	1.2%	1.2%	-3.9%	1.2%	-3.9%
Toronto	Zone 18 - Mississauga (South)	7.2%	1.2%	1.2%	15.1%	1.2%	1.2%
Toronto	Zone 19 - Mississauga (Northwest)	5.1%	1.2%	1.2%	7.0%	1.2%	1.2%
Toronto	Zone 20 - Mississauga (Northeast)	5.4%	1.2%	1.2%	7.6%	1.2%	1.2%
Toronto	Zone 21 - Brampton (West)	5.7%	1.2%	1.2%	**	1.2%	1.2%
Toronto	Zone 22 - Brampton (East)	2.9%	1.2%	1.2%	**	1.2%	1.2%
Toronto	Zone 23 - Oakville	8.6%	1.2%	1.2%	**	1.2%	1.2%
Toronto	Zone 24 - Caledon	**	1.2%	1.2%	**	1.2%	1.2%
Toronto	Zone 25 - R. Hill, Vaughan, King	11.5%	1.2%	1.2%	**	1.2%	1.2%
Toronto	Zone 26 - Aurora, Newmkt, Whit-St.	5.6%	1.2%	1.2%	**	1.2%	1.2%
Toronto	Zone 27 - Markham	3.9%	1.2%	1.2%	**	1.2%	1.2%
Toronto	Zone 28 - Pickering/Ajax/Uxbridge	7.0%	1.2%	1.2%	**	1.2%	1.2%
Toronto	Zone 29 - Milton, Halton Hills	4.0%	1.2%	1.2%	**	1.2%	1.2%
Toronto	Zone 30 - Orangeville	8.2%	1.2%	1.2%	**	1.2%	1.2%
Toronto	Zone 31 - Bradford, W. Gwillimbury	-8.7%	1.2%	-8.7%	**	1.2%	1.2%
West Nipissing Town	West Nipissing Town	2.2%	1.2%	1.2%	**	1.2%	1.2%
Windsor	Windsor CMA	7.7%	1.2%	1.2%	41.3%	1.2%	1.2%
Windsor	Zone 1 - Centre	6.4%	1.2%	1.2%	**	1.2%	1.2%
Windsor	Zone 2 - East Inner	1.4%	1.2%	1.2%	**	1.2%	1.2%
Windsor	Zone 3 - East Outer	12.4%	1.2%	1.2%	47.5%	1.2%	1.2%
Windsor	Zone 4 - West	9.7%	1.2%	1.2%	**	1.2%	1.2%

2022 Market Rent Index Table - SHN-21-01

Name	District (CA, CMA, Zone)	Apartment Average Rent			(Row) Townhouse Average Rent		
		CMHC RMS 2019- 20 % change	2022 Residential Tenancy Act (RTA) Guideline	2022 MRI	CMHC RMS 2019- 20 % change	2022 Residential Tenancy Act (RTA) Guideline	2022 MRI
Windsor	Zone 5 - Amherstburg Township	-1.2%	1.2%	-1.2%	**	1.2%	1.2%
Windsor	Zone 6 - Remainder	4.4%	1.2%	1.2%	**	1.2%	1.2%
Woodstock CA	Woodstock CA	6.0%	1.2%	1.2%	-0.8%	1.2%	-0.8%

Sources:

1. CMHC, RMS: Canada Mortgage and Housing Corporation, Rental Market Survey.
2. Residential Tenancy Act (RTA), Guideline.
3. Statistics Canada's Consumer Price Index.

Notes:

Rent increase calculated based on the Residential Tenancy Act (RTA) guideline.

** implies data is suppressed to protect confidentiality.

n/u: no unit exists in the universe.

n/a: not available because one-year data is missing.

CA: Census Agglomeration

CMA: Census Metropolitan Area

Guide to Attachment A: 2022 Market Rent Index Table

The **2022 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 "2022 Market Rent Index (MRI) Table" to identify applicable MRI

- The ministry has provided the final 2022 market rent index for all Service Managers in the **"2022 Market Rent Index Table."**
The 2022 market rent index can be identified in the highlighted columns titled:
 - "Apartment" **2022 Market Rent Index**
 - "Row (Townhouse)" **2022 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 2022 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 2022 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 "2022 Market Rent Index table" as populated

- The final figure for the 2022 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 2022 table:
 - i. Apartments: 1.2%
 - ii. Townhouses: 1.2%
- Note: The 2022 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 – 2022 Indices for Mixed Non-Profit Projects

2022 Indices 100% RGI Non-Profit Project HSA O. Reg. 369/11, s. 13 (1).			
	Item	Index Description	2022 Index
Benchmark Costs	<i>Administration and Maintenance</i>	Ontario CPI All-items	3.71%
	<i>Insurance</i>	Ontario CPI - Homeowner's Home and Mortgage Insurance sub-index	3.52%
	<i>Bad Debt</i>	Ontario CPI All-items	3.71%
	<i>Electricity</i>	Ontario CPI – Electricity sub-index	18.61%
	<i>Water</i>	Ontario CPI – Water sub-index	3.42%
	<i>Natural Gas</i>	Ontario CPI – Natural Gas sub-index	17.20%
	<i>Oil and Other Fuel</i>	Ontario CPI – Oil and Other Fuel sub-index	35.82%
	<i>Capital Reserves</i>	Ontario CPI All-items	3.71%

Attachment C – 2022 Indices for 100% RGI Non-Profit Projects

2022 Indices for Mixed Non-Profit Projects HSA O. Reg. 369/11, s. 6 (1).			
	Item	Index Description	2022 Index
Benchmark Costs	<i>Administration and maintenance</i>	Ontario CPI All-items	3.71%
	<i>Insurance</i>	Ontario CPI - homeowner's home and mortgage insurance sub-index	3.52%
	<i>Bad Debt</i>	Market Rent Index	MRI Table
	<i>Electricity</i>	Ontario CPI – Electricity sub-index	18.61%
	<i>Water</i>	Ontario CPI – Water sub-index	3.42%
	<i>Natural Gas</i>	Ontario CPI – Natural gas sub-index	17.20%
	<i>Oil and Other Fuel</i>	Ontario CPI – Oil and other fuel sub-index	35.82%
	<i>Capital Reserves</i>	Ontario CPI All-items	3.71%
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

Guide to Attachments B & C: 2022 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:

- 2022 Mixed Non-Profit Index Table
- 2022 100% RGI Non-Profit Index Table

2022 Index Table – Mixed Non-Profit Projects

The **2022 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 **2022 Market Rent Index Table** due for release in September.

2022 Index Table – 100% RGI Non-Profit Projects

The 2022 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 2022 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

*SH*notification

Subject: 2022 Minimum Market Rent for Municipal Non-Profits (Section 95)

- Legislation/Regulation
 Operational

Release: 21-02

The annual Rent Inflation Factor is used in the calculation of subsidy for projects subsidized under the Municipal Non-Profit Program (1978-1985). The Rent Inflation Factor is used to determine the Minimum Market Rent that is expected to be charged. If a non-profit housing provider does not increase market rents by this Rent Inflation Factor, they will be subject to a reduction in subsidy.

PROCEDURE

The Rent Inflation Factor, from the attached 2022 list, is inserted on Line 441, page 3A, of the Municipal NP Operating Budget Form 819(01/95). When used in the budget, the factor is expressed as 1 plus a decimal number (e.g. 1.5% would be expressed as 1.015). The Rent Inflation Factor is then multiplied by the actual market rents charged in 2020 to determine the Minimum Market Rent for 2022.

If a provider feels that it cannot charge market rents at this Minimum Market Rent level, an application may be made to the Service Manager for an exemption when the 2022 budget is submitted. The application must include supporting evidence to clearly demonstrate the inability to charge the Minimum Market Rent.

ACTION REQUIRED

- Municipal Non-Profit Housing Providers (1978 - 1985) are to use the attached 2022 Rent Inflation Factors to determine the Minimum Market Rent level for the 2022 market rents.

- If an exemption from the Minimum Market Rent level is required, an application must be submitted along with the 2022 budget. The application must include evidence to clearly support the inability to charge the Minimum Market Rent.

If you have any questions, please contact your respective Service Manager.

For additional information about the rent factors, please contact the ministry at:
HousingServiceDesk@Ontario.ca

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Attachment: [2022 Rent Inflation Factors](#)

2022 Rent Inflation Factors

SHN 21-02

<u>Central Region</u>	<u>Apartments</u>	<u>Townhouses</u>
Lindsay	1.012	1.012
Vaughan	1.012	1.012
Brock	1.012	1.012
Ajax	1.012	1.012
Whitby	1.012	1.012
Haliburton County	1.012	1.012
Bracebridge	1.012	1.012
Gravenhurst	1.012	1.012
Hastings	1.012	1.012
Brampton	1.012	1.012
Mississauga	1.012	1.012
Millbrook	1.012	1.012
Barrie	1.012	1.012
Oshawa	1.012	1.012

<u>Eastern Region</u>	<u>Apartments</u>	<u>Townhouses</u>
Finch	1.012	1.012
Williamsburg	1.012	1.012
Winchester	1.012	1.012
Loughborough	1.012	1.012
Thurlow	1.012	1.012
Athens	1.012	1.012
Gananocque	1.012	1.012
Napanee	1.012	1.012
Goulborn	1.012	1.012
Osgoode	1.012	1.012
Ottawa	1.012	1.012
Cumberland	1.012	1.012
Prescott and Russell Counties	1.012	1.012
Renfrew County	1.012	1.012
South Crosby	1.012	1.012
Rideau	1.012	1.012

<u>Metro Region</u>	<u>Apartments</u>	<u>Townhouses</u>
All areas	1.012	1.012

<u>Northern Region</u>	<u>Apartments</u>	<u>Townhouses</u>
Elliot Lake	1.012	1.012
Hearst	1.012	1.012
Kapuskasing	1.012	1.012
Timmins	1.012	1.012
Sturgeon Falls	1.012	1.012
North Bay	1.012	1.012

2022 Rent Inflation Factors

SHN 21-02

Parry Sound	1.012	1.012
Espanola	1.012	1.012
Webbwood	1.012	1.012
Onaping Falls	1.012	1.012

Northwestern Region

	Apartments	Townhouses
Kenora	1.012	1.012
Sioux Lookout	1.012	1.012
Keewatin	1.012	1.012
Thunder Bay	1.012	1.012

Southern Region

	Apartments	Townhouses
St. George	1.012	1.012
Brantford	1.012	1.012
Simcoe	1.012	1.012
Dundas	1.012	1.012
Glanbrook	1.012	1.012
Hamilton	1.012	1.012
Stoney Creek	1.012	1.012
Fonthill	1.012	1.012
Thorold	1.012	1.012
Niagara Falls	1.012	1.012
Eramosa	1.012	1.012
Erin	1.012	1.012
Maryborough	1.012	1.012

Southwestern Region

	Apartments	Townhouses
Bruce County	1.012	1.012
Port Stanley	1.012	1.012
Tilbury West	1.012	1.012
London E & W	1.012	1.012
Remainder of Middlesex County	1.012	1.012
Stratford	1.012	1.012
Tillsonburg	1.012	1.012
Woodstock	1.012	1.012

2022 SCHEDULE OF UNIT RENT FACTORS FOR TOWNHOUSES

CODE	RENT DISTRICT	Utilities in Rent	1 BR	2 BR	3 BR	4BR	5BR
	NORTHWESTERN REGION						
	<i>Kenora District</i>						
NW 1A	Kenora	None	0	868	930	978	0
		Heat	0	948	1,023	1,086	0
		Hydro	0	921	990	1,045	0
		Both	0	1,002	1,083	1,152	0
NW 1B	Sioux Lookout	None	0	954	1,017	1,058	0
		Heat	0	1,033	1,110	1,164	0
		Hydro	0	1,006	1,076	1,124	0
		Both	0	1,087	1,170	1,231	0
NW 1C	Red Lake	None	0	902	966	0	0
		Heat	0	981	1,059	0	0
		Hydro	0	955	1,026	0	0
		Both	0	1,034	1,119	0	0
NW 1D	Dryden	None	807	845	877	914	0
		Heat	875	925	970	1,022	0
		Hydro	855	898	937	982	0
		Both	921	977	1,031	1,088	0
NW 1E	Barclay, Ignace, Machin	None	0	734	798	863	0
		Heat	0	814	891	969	0
		Hydro	0	787	858	930	0
		Both	0	868	952	1,037	0
NW 1F	Keewatin, Jaffray, Melick	None	0	759	836	0	0
		Heat	0	840	931	0	0
		Hydro	0	813	897	0	0
		Both	0	893	990	0	0
	<i>Rainy River District</i>		0	0	0	0	0
NW 2A	Atikokan, Emo, Morley, Rainy River	None	0	747	811	0	0
		Heat	0	827	905	0	0
		Hydro	0	800	871	0	0
		Both	0	881	964	0	0
NW 2B	Fort Frances	None	0	818	885	952	0
		Heat	0	898	978	1,059	0
		Hydro	0	871	945	1,019	0
		Both	0	952	1,039	1,125	0
	<i>Thunder Bay District</i>						
NW 3A	Oliver, Red Rock, Nipigon, Terrace Bay	None	0	785	849	0	0
		Heat	0	865	944	0	0
		Hydro	0	839	910	0	0
		Both	0	919	1,003	0	0
NW 3B	Thunder Bay	None	0	933	1,062	1,094	0
		Heat	0	1,013	1,156	1,201	0
		Hydro	0	987	1,122	1,161	0
	Thunder Bay	Both	0	1,067	1,216	1,267	0

2022 SCHEDULE OF UNIT RENT FACTORS FOR TOWNHOUSES

CODE	RENT DISTRICT	Utilities in Rent	1 BR	2 BR	3 BR	4BR	5BR
NW 3C	Manitouwadge	None	542	610	692	0	0
		Heat	609	691	785	0	0
		Hydro	588	664	751	0	0
		Both	656	744	845	0	0
NW 3D	Geraldton, Longlac, Nakina	None	0	824	902	966	0
		Heat	0	904	995	1,073	0
		Hydro	0	877	961	1,032	0
		Both	0	958	1,054	1,139	0
NW 3E	Marathon	None	763	831	905	0	0
		Heat	831	911	998	0	0
		Hydro	811	884	966	0	0
		Both	877	964	1,059	0	0
<i>Algoma District</i>							
N 1A	Blind River, Dubreuilville, MacDonald, Meredith & Aberdeen Add., St. Joseph, Thessalon, White River, Michipicoten	None	616	698	765	820	0
		Heat	684	778	860	927	0
		Hydro	663	751	826	886	0
		Both	730	832	919	994	0
N 1B	Sault Ste. Marie	None	698	779	847	902	0
		Heat	764	860	940	1,008	0
		Hydro	744	833	907	968	0
		Both	812	913	1,001	1,075	0
N 1C	Elliot Lake	None	560	631	695	759	0
		Heat	627	711	789	867	0
		Hydro	607	684	755	826	0
		Both	673	764	849	933	0
<i>Cochrane District</i>							
N 2A	Black River-Matheson, Cochrane, Hearst, Iroquois Falls, Mattice- Val Cote, Moosonee Devel. Area Bd., Smooth Rock Falls, Kapuskasing	None	589	671	739	793	0
		Heat	656	751	832	899	0
		Hydro	636	725	799	860	0
		Both	704	805	892	967	0
N 2B	Timmins	None	718	798	865	919	0
		Heat	785	878	959	1,026	0
		Hydro	764	852	925	985	0
		Both	832	932	1,019	1,093	0
<i>Manitoulin District</i>							
N 3A	Gore Bay, Little Current	None	589	671	739	793	0
		Heat	656	751	832	899	0
		Hydro	636	725	799	860	0
		Both	0	805	892	967	0
<i>Nipissing District</i>							
N 4A	Mattawa, Sturgeon Falls, Temagami	None	589	671	739	793	0
		Heat	656	751	832	899	0
		Hydro	636	725	799	860	0
		Both	704	805	892	967	0

2022 SCHEDULE OF UNIT RENT FACTORS FOR TOWNHOUSES

CODE	RENT DISTRICT	Utilities in Rent	1 BR	2 BR	3 BR	4BR	5BR
<i>Nipissing District</i>							
N 4B	North Bay	None	711	790	856	910	0
		Heat	777	870	951	1,016	0
		Hydro	757	843	917	976	0
		Both	824	924	1,010	1,083	0
<i>Parry Sound District</i>							
N 5A	Parry Sound	None	698	779	847	902	0
		Heat	764	860	940	1,008	0
		Hydro	744	833	907	968	0
		Both	812	913	1,001	1,075	0
<i>Sudbury District</i>							
N 6A	Chapleau, Espanola, Massey, Nairn, Webbwood	None	589	671	739	793	0
		Heat	656	751	832	899	0
		Hydro	636	725	799	860	0
		Both	704	805	892	967	0
<i>Regional Municipality of Sudbury</i>							
N 7A	Capreol, Onaping Falls, Walden, Rayside-Balfour, Valley East	None	678	756	821	874	0
		Heat	744	836	914	981	0
		Hydro	725	810	882	941	0
		Both	791	890	975	1,047	0
N 7B	Nickel Centre	None	0	0	0	900	0
		Heat	0	0	0	1,006	0
		Hydro	0	0	0	967	0
		Both	0	0	0	1,074	0
N 7C	Sudbury	None	729	810	874	927	0
		Heat	796	889	968	1,033	0
		Hydro	776	862	934	994	0
		Both	0	942	1,027	1,101	0
<i>Timiskaming District</i>							
N 8A	Cobalt, Englehart, Haileybury, New Liskeard, Kirkland Lake	None	589	671	739	793	0
		Heat	656	751	832	899	0
		Hydro	636	725	799	860	0
		Both	0	805	892	967	0
EASTERN REGION							
<i>Frontenac County</i>							
E 1A	Kingston	None	832	912	994	1,061	0
		Heat	878	966	1,053	1,128	0
		Hydro	871	959	1,040	1,115	0
		Both	918	1,012	1,100	1,181	0
E 1B	Remainder of county	None	676	763	849	924	0
		Heat	722	817	910	990	0
		Hydro	715	810	897	976	0
		Both	763	863	956	1,044	0

2022 SCHEDULE OF UNIT RENT FACTORS FOR TOWNHOUSES

CODE	RENT DISTRICT	Utilities in Rent	1 BR	2 BR	3 BR	4BR	5BR
<i>Hastings County</i>							
E 2A	City of Belleville City of Quinte West	None	741	832	910	975	0
		Heat	787	885	970	1,043	0
		Hydro	782	879	958	1,029	0
		Both	828	932	1,017	1,095	0
E 2B	Remainder of county	None	624	715	793	858	0
		Heat	671	769	854	925	0
		Hydro	664	762	840	912	0
		Both	711	815	900	978	0
E 2C	Bancroft	None	528	605	679	755	0
		Heat	574	658	739	821	0
		Hydro	567	651	726	808	0
		Both	614	705	786	875	0
<i>Lanark County</i>							
E 3A	Almonte, Carleton Place, Mississippi Mills	None	690	786	864	937	0
		Heat	736	840	925	1,003	0
		Hydro	729	833	911	990	0
		Both	776	886	971	1,057	0
E 3B	Smiths Falls, Perth	None	690	786	864	937	0
		Heat	736	840	925	1,003	0
		Hydro	729	833	911	990	0
		Both	776	886	971	1,057	0
E 3C	Remainder of county	None	624	715	793	871	0
		Heat	671	769	854	938	0
		Hydro	664	762	840	925	0
		Both	711	815	900	991	0
<i>Leeds & Grenville Counties</i>							
E 4A	Remainder of county	None	721	798	889	953	0
		Heat	768	852	948	1,019	0
		Hydro	761	845	935	1,006	0
		Both	807	898	995	1,073	0
E 4B	Brockville, Elizabethtown	None	663	741	832	897	0
		Heat	709	794	892	964	0
		Hydro	704	787	879	951	0
		Both	750	841	939	1,017	0
<i>Lennox & Addington County</i>							
E 5A	Greater Napanee, Loyalist	None	741	832	911	976	0
		Heat	789	885	970	1,043	0
		Hydro	782	878	958	1,030	0
		Both	828	932	1,018	1,096	0
E 5B	Remainder of County	None	695	773	857	930	0
		Heat	742	827	918	996	0
		Hydro	735	820	905	983	0
		Both	782	874	964	1,050	0

2022 SCHEDULE OF UNIT RENT FACTORS FOR TOWNHOUSES

CODE	RENT DISTRICT	Utilities in Rent	1 BR	2 BR	3 BR	4BR	5BR
Ottawa-Carleton							
E 6A	Rockcliffe Park, Goulborn, Osgoode, Rideau, West Carleton	None	892	989	1,077	1,159	0
		Heat	939	1,043	1,138	1,227	0
		Hydro	932	1,036	1,124	1,213	0
		Both	978	1,089	1,185	1,280	0
E 6C	Gloucester, Cumberland	None	1,003	1,100	1,227	1,301	0
		Heat	1,051	1,153	1,286	1,368	0
		Hydro	1,044	1,147	1,273	1,355	0
		Both	1,090	1,200	1,334	1,421	0
E 6D	Kanata, Nepean	None	1,011	1,108	1,234	1,308	0
		Heat	1,058	1,161	1,294	1,375	0
		Hydro	1,051	1,154	1,280	1,362	0
		Both	1,097	1,208	1,341	1,428	0
Ottawa							
E 6B1	Ottawa - Central	None	1,100	1,189	1,315	1,390	1,457
		Heat	1,147	1,243	1,376	1,457	1,524
		Hydro	1,140	1,236	1,362	1,443	1,511
		Both	1,187	1,289	1,422	1,510	1,577
E 6B2	Ottawa - East	None	996	1,093	1,204	1,293	1,361
		Heat	1,043	1,146	1,264	1,361	1,427
		Hydro	1,036	1,139	1,251	1,347	1,414
		Both	1,083	1,193	1,310	1,413	1,481
E 6B3	Ottawa - West	None	996	1,093	1,204	1,293	1,361
		Heat	1,043	1,146	1,264	1,361	1,427
		Hydro	1,036	1,139	1,251	1,347	1,414
		Both	1,083	1,193	1,310	1,413	1,481
E 6B4	Ottawa - Vanier	None	921	1,011	1,100	1,174	1,242
		Heat	968	1,065	1,160	1,242	1,308
		Hydro	962	1,058	1,147	1,228	1,295
		Both	1,009	1,111	1,207	1,294	1,362
Prescott & Russell Counties							
E 7A	Hawkesbury	None	683	768	846	910	0
		Heat	729	820	905	976	0
		Hydro	722	814	892	963	0
		Both	769	868	952	1,030	0
E 7B	Remainder of county	None	631	708	785	849	0
		Heat	678	762	846	917	0
		Hydro	671	755	832	903	0
		Both	718	808	892	970	0
Prince Edward County							
E 8A	Entire county	None	695	773	857	930	0
		Heat	742	827	918	996	0
		Hydro	735	820	905	983	0
		Both	782	874	964	1,050	0

2022 SCHEDULE OF UNIT RENT FACTORS FOR TOWNHOUSES

CODE	RENT DISTRICT	Utilities in Rent	1 BR	2 BR	3 BR	4BR	5BR
<i>Renfrew County</i>							
E 9A	Pembroke	None	702	786	871	937	0
		Heat	749	840	932	1,003	0
		Hydro	742	833	918	990	0
		Both	789	886	978	1,057	0
E 9B	Remainder of county	None	702	786	871	937	0
		Heat	749	840	932	1,003	0
		Hydro	742	833	918	990	0
		Both	789	886	978	1,057	0
<i>Stormont-Dundas-Glengary</i>							
E 10A	Cornwall	None	702	800	884	949	0
		Heat	749	853	945	1,016	0
		Hydro	742	847	931	1,003	0
		Both	789	899	991	1,069	0
E 10B	Remainder of county	None	631	708	792	863	0
		Heat	678	762	852	930	0
		Hydro	671	755	839	916	0
		Both	718	808	898	983	0
CENTRAL REGION							
<i>Dufferin County</i>							
C 1A	Orangeville	None	1,086	1,232	1,350	1,482	1,527
		Heat	1,039	1,179	1,289	1,415	1,460
		Hydro	1,019	1,152	1,257	1,376	1,420
		Both	971	1,100	1,196	1,308	1,354
C 1B	Shelburne	None	961	1,091	1,229	1,345	1,390
		Heat	914	1,038	1,170	1,278	1,322
		Hydro	895	1,011	1,136	1,238	1,283
		Both	847	958	1,075	1,172	1,216
C 1C	Remainder of county	None	924	1,018	1,149	1,279	1,330
		Heat	877	964	1,088	1,211	1,264
		Hydro	857	938	1,054	1,172	1,223
		Both	811	884	995	1,105	1,157
<i>Regional Municipality of Durham</i>							
C 2A	Brock, Scugog	None	881	982	1,090	1,154	1,206
		Heat	834	928	1,030	1,088	1,139
		Hydro	820	909	1,003	1,054	1,105
		Both	773	855	944	988	1,039
C 2B	Newcastle, Uxbridge, Bowmanville, Port Perry	None	1,077	1,216	1,348	1,478	1,531
		Heat	1,031	1,163	1,287	1,412	1,464
		Hydro	1,018	1,143	1,260	1,378	1,430
		Both	970	1,089	1,201	1,312	1,364
C 2C	Oshawa	None	1,190	1,338	1,463	1,580	1,625
		Heat	1,144	1,285	1,402	1,513	1,559
		Hydro	1,131	1,265	1,376	1,479	1,525
		Both	1,084	1,211	1,316	1,413	1,458

2022 SCHEDULE OF UNIT RENT FACTORS FOR TOWNHOUSES

CODE	RENT DISTRICT	Utilities in Rent	1 BR	2 BR	3 BR	4BR	5BR
C 2D	Ajax	None	1,160	1,303	1,433	1,576	1,627
		Heat	1,114	1,251	1,373	1,510	1,561
		Hydro	1,101	1,230	1,347	1,476	1,527
		Both	1,053	1,178	1,286	1,409	1,461
C 2E	Pickering	None	1,196	1,341	1,469	1,605	1,656
		Heat	1,150	1,287	1,409	1,539	1,590
		Hydro	1,137	1,267	1,383	1,505	1,556
		Both	1,090	1,214	1,322	1,439	1,490
<i>Regional Municipality of Durham (Continued)</i>							
C 2F	Whitby	None	1,190	1,338	1,470	1,617	1,669
		Heat	1,144	1,285	1,411	1,550	1,603
		Hydro	1,131	1,265	1,384	1,518	1,569
		Both	1,084	1,211	1,323	1,450	1,503
<i>Grey County</i>							
C 3A	Owen Sound	None	750	869	954	1,040	1,073
		Heat	704	815	895	974	1,006
		Hydro	691	796	868	940	973
		Both	643	742	807	874	906
C 3B	Meaford, Thornbury-Collingwood	None	810	931	1,018	1,104	1,138
		Heat	763	877	958	1,038	1,072
		Hydro	750	857	931	1,004	1,038
		Both	704	804	870	938	971
C 3C	Remainder of county	None	810	931	1,018	1,104	1,138
		Heat	763	877	958	1,038	1,072
		Hydro	750	857	931	1,004	1,038
		Both	704	804	870	938	971
<i>Haliburton County</i>							
C 4A	Haliburton County	None	656	743	865	946	1,054
		Heat	609	690	805	879	988
		Hydro	588	663	771	839	948
		Both	542	610	712	772	881
<i>District Municipality of Muskoka</i>							
C 5A	Georgian Bay, Lake of Bays, Moose Point 79, Muskoka Lakes	None	783	938	1,091	1,211	1,258
		Heat	736	884	1,031	1,145	1,192
		Hydro	716	857	998	1,104	1,152
		Both	670	804	938	1,038	1,084
C 5B	Gravenhurst, Bracebridge, Huntsville	None	850	1,004	1,158	1,279	1,326
		Heat	804	951	1,098	1,211	1,259
		Hydro	784	924	1,065	1,172	1,218
		Both	736	870	1,004	1,105	1,152
<i>Northumberland County</i>							
C 6A	Brighton, Campbellford	None	877	964	1,072	1,145	1,178
		Heat	831	911	1,011	1,077	1,111
		Hydro	817	891	984	1,045	1,077

2022 SCHEDULE OF UNIT RENT FACTORS FOR TOWNHOUSES

CODE	RENT DISTRICT	Utilities in Rent	1 BR	2 BR	3 BR	4BR	5BR
		Both	770	838	924	977	1,011
C 6B	Cobourg	None	934	1,019	1,132	1,217	1,250
		Heat	888	967	1,072	1,151	1,183
		Hydro	874	946	1,045	1,117	1,150
		Both	827	893	985	1,051	1,083
C 6C	Port Hope	None	938	1,024	1,125	1,211	1,245
		Heat	891	970	1,065	1,145	1,179
		Hydro	877	951	1,038	1,111	1,145
		Both	831	897	977	1,045	1,079
C 6D	Remainder of county	None	877	964	1,072	1,145	1,178
		Heat	831	911	1,011	1,077	1,111
		Hydro	817	891	984	1,045	1,077
		Both	770	838	924	977	1,011
Regional Municipality of Peel							
C 7A	Brampton	None	1,153	1,323	1,515	1,610	1,647
		Heat	1,107	1,270	1,455	1,543	1,581
		Hydro	1,094	1,250	1,428	1,510	1,547
		Both	1,047	1,196	1,369	1,443	1,481
C 7B	Caledon	None	1,034	1,144	1,269	1,400	1,453
		Heat	987	1,090	1,208	1,334	1,386
		Hydro	974	1,071	1,181	1,300	1,352
		Both	927	1,017	1,122	1,234	1,286
C 7C	Mississauga North of QEW	None	1,189	1,341	1,513	1,613	1,663
		Heat	1,143	1,287	1,453	1,546	1,597
		Hydro	1,130	1,267	1,426	1,513	1,563
		Both	1,082	1,214	1,366	1,446	1,497
C7D	Mississauga South of QEW	None	1,124	1,267	1,433	1,526	1,562
		Heat	1,077	1,214	1,373	1,458	1,496
		Hydro	1,064	1,194	1,347	1,426	1,462
		Both	1,017	1,140	1,286	1,358	1,395
Peterborough County							
C 8A	City of Peterborough	None	934	1,053	1,185	1,322	1,382
		Heat	888	999	1,124	1,256	1,315
		Hydro	868	973	1,091	1,216	1,274
		Both	821	919	1,031	1,149	1,208
C 8B	Remainder of county	None	850	938	1,072	1,211	1,272
		Heat	804	884	1,011	1,145	1,206
		Hydro	784	857	977	1,104	1,165
		Both	736	804	918	1,038	1,098
Simcoe County							
C 9A	Barrie	None	1,188	1,283	1,377	1,500	1,552
		Heat	1,142	1,229	1,316	1,434	1,485
		Hydro	1,122	1,202	1,283	1,393	1,446
		Both	1,075	1,149	1,223	1,327	1,378

2022 SCHEDULE OF UNIT RENT FACTORS FOR TOWNHOUSES

CODE	RENT DISTRICT	Utilities in Rent	1 BR	2 BR	3 BR	4BR	5BR
C 9B	Orillia	None	1,114	1,208	1,302	1,419	1,470
		Heat	1,067	1,154	1,242	1,352	1,404
		Hydro	1,047	1,128	1,209	1,312	1,364
		Both	1,001	1,075	1,149	1,245	1,296
C 9C	Midland, Penetanguishene	None	850	938	1,051	1,138	1,172
		Heat	804	884	991	1,072	1,104
		Hydro	784	857	958	1,031	1,065
		Both	736	804	897	964	998
C 9D	Collingwood	None	850	938	1,051	1,138	1,172
		Heat	804	884	991	1,072	1,104
		Hydro	784	857	958	1,031	1,065
		Both	736	804	897	964	998
C 9E	Alliston, Beeton, Tecumseth, Tottenham, Bradford, West Gwillimbury	None	841	921	1,023	1,096	1,130
		Heat	794	868	962	1,030	1,064
		Hydro	775	842	930	990	1,024
		Both	728	789	869	923	956
C 9F	Remainder of county	None	852	924	1,032	1,111	1,171
		Heat	805	870	973	1,045	1,103
		Hydro	785	843	939	1,004	1,064
		Both	739	790	878	938	997
Victoria County							
C 11A	Lindsay	None	780	897	1,046	1,183	1,242
		Heat	733	843	987	1,116	1,174
		Hydro	720	824	960	1,083	1,142
		Both	673	770	899	1,016	1,074
C 11B	Remainder of county	None	814	899	1,029	1,165	1,222
		Heat	768	846	968	1,097	1,156
		Hydro	755	826	941	1,065	1,122
		Both	708	772	882	997	1,055
Regional Municipality of York							
C 13A	King Township, Whitechurch-Stouffville	None	1,124	1,264	1,455	1,550	1,580
		Heat	1,077	1,210	1,395	1,483	1,513
		Hydro	1,064	1,189	1,369	1,450	1,479
		Both	1,017	1,137	1,308	1,383	1,413
C 13B	Aurora	None	1,243	1,376	1,560	1,640	1,669
		Heat	1,196	1,322	1,500	1,573	1,603
		Hydro	1,183	1,302	1,474	1,540	1,569
		Both	1,137	1,249	1,413	1,472	1,503
C 13C	Markham	None	1,265	1,412	1,614	1,713	1,745
		Heat	1,218	1,358	1,554	1,647	1,679
		Hydro	1,204	1,338	1,527	1,613	1,645
		Both	1,158	1,285	1,468	1,547	1,578
C 13D	Newmarket	None	1,243	1,376	1,560	1,640	1,669
		Heat	1,196	1,322	1,500	1,573	1,603

2022 SCHEDULE OF UNIT RENT FACTORS FOR TOWNHOUSES

CODE	RENT DISTRICT	Utilities in Rent	1 BR	2 BR	3 BR	4BR	5BR
		Hydro	1,183	1,302	1,474	1,540	1,569
		Both	1,137	1,249	1,413	1,472	1,503
C 13E	Richmond Hill	None	1,281	1,415	1,596	1,700	1,738
		Heat	1,235	1,362	1,535	1,633	1,672
		Hydro	1,221	1,342	1,510	1,599	1,638
		Both	1,174	1,288	1,449	1,533	1,571
C 13F	Vaughan	None	1,231	1,375	1,571	1,668	1,700
		Heat	1,185	1,321	1,512	1,602	1,633
		Hydro	1,171	1,301	1,485	1,568	1,599
		Both	1,124	1,248	1,425	1,501	1,533
C 13G	East Gwillimbury, Georgina	None	1,064	1,187	1,377	1,471	1,501
		Heat	1,016	1,133	1,317	1,405	1,434
		Hydro	1,003	1,114	1,291	1,371	1,401
		Both	956	1,060	1,230	1,305	1,334
METRO REGION							
<i>Metropolitan Toronto</i>							
M 1A1	Toronto - Central	None	1,368	1,538	1,873	2,043	0
		Heat	1,321	1,484	1,814	1,977	0
		Hydro	1,308	1,464	1,787	1,943	0
		Both	1,262	1,411	1,726	1,877	0
M 1A2	Toronto - East	None	1,337	1,508	1,843	2,013	0
		Heat	1,291	1,455	1,783	1,946	0
		Hydro	1,278	1,434	1,757	1,913	0
		Both	1,231	1,382	1,696	1,846	0
M 1A3	Toronto - North	None	1,368	1,538	1,873	2,043	0
		Heat	1,321	1,484	1,814	1,977	0
		Hydro	1,308	1,464	1,787	1,943	0
		Both	1,262	1,411	1,726	1,877	0
M 1A4	Toronto - West	None	1,337	1,508	1,843	2,013	0
		Heat	1,291	1,455	1,783	1,946	0
		Hydro	1,278	1,434	1,757	1,913	0
		Both	1,231	1,382	1,696	1,846	0
M 1B	East York	None	1,270	1,411	1,618	1,878	0
		Heat	1,223	1,357	1,557	1,811	0
		Hydro	1,210	1,337	1,532	1,778	0
		Both	1,164	1,284	1,471	1,711	0
M 1C1	Etobicoke - South	None	1,270	1,343	1,566	1,713	0
		Heat	1,223	1,289	1,505	1,646	0
		Hydro	1,210	1,270	1,478	1,613	0
		Both	1,164	1,216	1,419	1,546	0
M 1C2	Etobicoke - Central	None	1,270	1,387	1,625	1,825	0
		Heat	1,223	1,335	1,566	1,759	0
		Hydro	1,210	1,314	1,539	1,725	0
		Both	1,164	1,262	1,478	1,659	0

2022 SCHEDULE OF UNIT RENT FACTORS FOR TOWNHOUSES

CODE	RENT DISTRICT	Utilities in Rent	1 BR	2 BR	3 BR	4BR	5BR
M 1C3	Etobicoke - North	None	1,270	1,358	1,581	1,751	0
		Heat	1,223	1,305	1,520	1,684	0
		Hydro	1,210	1,285	1,493	1,651	0
		Both	1,164	1,231	1,434	1,584	0
M 1D1	North York - Southeast	None	1,270	1,441	1,648	1,938	0
		Heat	1,223	1,387	1,588	1,872	0
		Hydro	1,210	1,366	1,561	1,838	0
		Both	1,164	1,314	1,501	1,772	0
M 1D2	North York - Northeast	None	1,270	1,508	1,843	2,013	0
		Heat	1,223	1,455	1,783	1,946	0
		Hydro	1,210	1,434	1,757	1,913	0
		Both	1,164	1,382	1,696	1,846	0
M 1D3	North York - Southwest	None	1,270	1,373	1,611	1,803	0
		Heat	1,223	1,320	1,550	1,737	0
		Hydro	1,210	1,299	1,524	1,703	0
		Both	1,164	1,246	1,464	1,637	0
M 1D4	North York - Northwest	None	1,270	1,395	1,618	1,803	0
		Heat	1,223	1,342	1,557	1,737	0
		Hydro	1,210	1,322	1,532	1,703	0
		Both	1,164	1,269	1,471	1,637	0
M 1D5	North York - North Central	None	1,270	1,508	1,843	2,013	0
		Heat	1,223	1,455	1,783	1,946	0
		Hydro	1,210	1,434	1,757	1,913	0
		Both	1,164	1,382	1,696	1,846	0
M 1E1	Scarborough - Central	None	1,270	1,508	1,693	1,901	0
		Heat	1,223	1,455	1,633	1,833	0
		Hydro	1,210	1,434	1,606	1,801	0
		Both	1,164	1,382	1,546	1,733	0
M 1E2	Scarborough - North	None	1,270	1,470	1,648	1,864	0
		Heat	1,223	1,416	1,588	1,796	0
		Hydro	1,210	1,397	1,561	1,764	0
		Both	1,164	1,343	1,501	1,696	0
M 1E3	Scarborough - East	None	1,270	1,470	1,648	1,864	0
		Heat	1,223	1,416	1,588	1,796	0
		Hydro	1,210	1,397	1,561	1,764	0
		Both	1,164	1,343	1,501	1,696	0
M 1F	City of York	None	1,270	1,411	1,618	1,878	0
		Heat	1,223	1,357	1,557	1,811	0
		Hydro	1,210	1,337	1,532	1,778	0
		Both	1,164	1,284	1,471	1,711	0
Brant County							
S 1A	Brantford	None	0	934	1,020	1,118	0
		Heat	0	881	960	1,051	0
		Hydro	0	861	933	1,018	0
		Both	0	807	874	951	0

2022 SCHEDULE OF UNIT RENT FACTORS FOR TOWNHOUSES

CODE	RENT DISTRICT	Utilities in Rent	1 BR	2 BR	3 BR	4BR	5BR
S 1B	Remainder of county	None	0	0	0	0	0
		Heat	0	0	0	0	0
		Hydro	0	0	0	0	0
		Both	0	0	0	0	0
<i>Reg. Mun. of Haldimand-Norfolk</i>							
S 2A	Delhi, Norfolk	None	0	829	956	1,044	0
		Heat	0	776	896	976	0
		Hydro	0	756	870	944	0
		Both	0	702	810	876	0
S 2B	Simcoe	None	0	968	995	1,227	0
		Heat	0	914	934	1,160	0
		Hydro	0	895	907	1,126	0
		Both	0	841	848	1,060	0
S 2C	Dunnville, Haldimand, Nanticoke	None	0	890	1,003	0	0
		Heat	0	836	944	0	0
		Hydro	0	817	917	0	0
		Both	0	763	856	0	0
<i>Regional Municipality of Halton</i>							
S 3A	Halton Hills	None	0	1,323	1,455	1,625	0
		Heat	0	1,270	1,395	1,559	0
		Hydro	0	1,250	1,369	1,525	0
		Both	0	1,196	1,308	1,458	0
S 3B	Oakville	None	0	1,457	1,620	1,737	0
		Heat	0	1,405	1,560	1,670	0
		Hydro	0	1,384	1,533	1,637	0
		Both	0	1,331	1,472	1,570	0
S 3C	Burlington	None	0	1,264	1,492	1,655	0
		Heat	0	1,210	1,433	1,588	0
		Hydro	0	1,189	1,406	1,555	0
		Both	0	1,137	1,345	1,488	0
<i>Regional Municipality of Halton (continued)</i>							
S 3D	Milton	None	0	1,398	1,538	1,625	0
		Heat	0	1,344	1,477	1,559	0
		Hydro	0	1,324	1,450	1,525	0
		Both	0	1,271	1,391	1,458	0
<i>Regional Municipality of Hamilton-Wentworth</i>							
S 4A	Ancaster, Dundas	None	0	1,147	1,321	1,414	0
		Heat	0	1,094	1,262	1,348	0
		Hydro	0	1,074	1,235	1,314	0
		Both	0	1,020	1,174	1,248	0
S 4B	Flamborough, Glanbrook	None	0	931	1,034	1,110	0
		Heat	0	878	975	1,044	0
		Hydro	0	857	948	1,011	0
		Both	0	804	888	944	0

2022 SCHEDULE OF UNIT RENT FACTORS FOR TOWNHOUSES

CODE	RENT DISTRICT	Utilities in Rent	1 BR	2 BR	3 BR	4BR	5BR
S 4C1	Hamilton (below the Escarpment)	None	0	1,039	1,133	1,288	0
		Heat	0	985	1,074	1,222	0
		Hydro	0	966	1,047	1,188	0
		Both	0	912	987	1,122	0
S 4C2	Stoney Creek	None	0	1,147	1,321	1,414	0
		Heat	0	1,094	1,262	1,348	0
		Hydro	0	1,074	1,235	1,314	0
		Both	0	1,020	1,174	1,248	0
S 4D	Hamilton (above the Escarpment)	None	0	1,147	1,292	1,414	0
		Heat	0	1,094	1,231	1,348	0
		Hydro	0	1,074	1,204	1,314	0
		Both	0	1,020	1,145	1,248	0
<i>Regional Municipality of Niagara</i>							
S 5A	Wainfleet, Grimsby, Lincoln, Pelham, Niagara-on-the-Lake, West Lincoln	None	0	0	0	0	0
		Heat	0	0	0	0	0
		Hydro	0	0	0	0	0
		Both	0	0	0	0	0
S 5B	St. Catharines, Thorold	None	0	966	1,132	0	0
		Heat	0	912	1,072	0	0
		Hydro	0	892	1,045	0	0
		Both	0	839	985	0	0
S 5C	Niagara Falls	None	0	1,097	1,227	0	0
		Heat	0	1,044	1,166	0	0
		Hydro	0	1,024	1,140	0	0
		Both	0	970	1,080	0	0
S 5D	Welland	None	0	0	0	0	0
		Heat	0	0	0	0	0
		Hydro	0	0	0	0	0
		Both	0	0	0	0	0
S 5E	Fort Erie	None	0	994	1,086	1,179	0
		Heat	0	940	1,026	1,111	0
		Hydro	0	920	999	1,079	0
		Both	0	867	939	1,011	0
S 5F	Port Colborne	None	0	1,068	1,182	1,251	0
		Heat	0	1,015	1,123	1,183	0
		Hydro	0	995	1,096	1,151	0
		Both	0	941	1,036	1,083	0
<i>Regional Municipality of Waterloo</i>							
S 6A	North Dumfries, Wellesley, Wilmot, Woolwich	None	0	1,136	1,230	1,309	0
		Heat	0	1,083	1,170	1,242	0
		Hydro	0	1,062	1,143	1,209	0
		Both	0	1,010	1,083	1,142	0
S 6B	Kitchener	None	0	1,122	1,252	1,345	0
		Heat	0	1,068	1,192	1,279	0

2022 SCHEDULE OF UNIT RENT FACTORS FOR TOWNHOUSES

CODE	RENT DISTRICT	Utilities in Rent	1 BR	2 BR	3 BR	4BR	5BR
		Hydro	0	1,048	1,165	1,245	0
		Both	0	995	1,105	1,179	0
S 6C	Waterloo	None	0	1,117	1,246	1,340	0
		Heat	0	1,064	1,187	1,273	0
		Hydro	0	1,044	1,160	1,239	0
		Both	0	990	1,100	1,173	0
S 6D	Cambridge	None	0	1,102	1,239	1,340	0
		Heat	0	1,048	1,179	1,273	0
		Hydro	0	1,029	1,152	1,239	0
		Both	0	975	1,093	1,173	0
Wellington County							
S 7A	Guelph	None	0	1,138	1,281	1,432	0
		Heat	0	1,084	1,221	1,364	0
		Hydro	0	1,065	1,194	1,331	0
		Both	0	1,011	1,135	1,264	0
S 7B	Arthur, Drayton, Elora, Erin, Fergus, Hillsburgh	None	763	882	1,013	0	0
		Heat	716	828	954	0	0
		Hydro	704	808	927	0	0
		Both	657	755	867	0	0
S 7C	Clifford, Harriston, Moorefield, Mount Forest	None	698	784	869	0	0
		Heat	651	730	810	0	0
		Hydro	637	711	783	0	0
		Both	591	657	722	0	0
SOUTHWESTERN REGION							
Bruce County							
SW 1A	Bruce County	None	0	690	759	805	0
		Heat	0	763	846	905	0
		Hydro	0	743	819	872	0
		Both	0	817	906	959	0
Elgin County							
SW 2A	St. Thomas	None	0	786	879	928	0
		Heat	0	860	966	1,029	0
		Hydro	0	839	939	995	0
		Both	0	912	1,026	1,081	0
SW 2B	Remainder of county	None	0	766	841	890	0
		Heat	0	840	927	990	0
		Hydro	0	820	900	956	0
		Both	0	893	988	1,044	0
SW 3A	Windsor	None	0	1,018	1,098	1,157	0
		Heat	0	1,091	1,186	1,257	0
		Hydro	0	1,072	1,159	1,223	0
		Both	0	1,145	1,245	1,310	0
SW 3B	Leamington	None	0	869	946	998	0
		Heat	0	942	1,033	1,098	0
		Hydro	0	923	1,006	1,065	0

2022 SCHEDULE OF UNIT RENT FACTORS FOR TOWNHOUSES

CODE	RENT DISTRICT	Utilities in Rent	1 BR	2 BR	3 BR	4BR	5BR
		Both	0	996	1,093	1,151	0
SW 3C	Amherstburg	None	0	854	938	992	0
		Heat	0	927	1,025	1,093	0
		Hydro	0	907	998	1,059	0
		Both	0	981	1,084	1,145	0
SW 3D	Remainder of county	None	0	798	876	927	0
		Heat	0	871	962	1,027	0
		Hydro	0	852	935	994	0
		Both	0	925	1,023	1,081	0
Huron County							
SW 4A	Huron County	None	0	734	807	856	0
		Heat	0	807	893	956	0
		Hydro	0	787	868	923	0
		Both	0	861	954	1,010	0
Kent County							
SW 5A	Chatham	None	0	810	835	867	0
		Heat	0	883	921	967	0
		Hydro	0	863	895	933	0
		Both	0	937	982	1,019	0
SW 5B	Wallaceburg	None	0	757	784	812	0
		Heat	0	831	871	912	0
		Hydro	0	811	845	878	0
		Both	0	884	931	964	0
SW 5C	Remainder of county	None	0	770	846	896	0
		Heat	0	843	932	996	0
		Hydro	0	824	905	962	0
		Both	0	897	992	1,050	0
Lambton County							
SW 6A	Sarnia-Clearwater	None	0	836	914	966	0
		Heat	0	910	1,001	1,066	0
		Hydro	0	890	974	1,032	0
		Both	0	963	1,061	1,119	0
SW 6B	Remainder of county	None	0	798	882	920	0
		Heat	0	871	969	1,020	0
		Hydro	0	852	942	988	0
		Both	0	925	1,029	1,074	0
Middlesex County							
SW 7A	London - West	None	0	875	976	1,030	0
		Heat	0	948	1,062	1,130	0
		Hydro	0	928	1,036	1,096	0
		Both	0	1,002	1,123	1,182	0
SW 7B	London - East	None	0	854	955	1,010	0
		Heat	0	927	1,043	1,110	0
		Hydro	0	907	1,016	1,076	0

2022 SCHEDULE OF UNIT RENT FACTORS FOR TOWNHOUSES

CODE	RENT DISTRICT	Utilities in Rent	1 BR	2 BR	3 BR	4BR	5BR
		Both	0	981	1,102	1,164	0
SW 7C	Remainder of county	None	0	813	892	944	0
		Heat	0	886	978	1,044	0
		Hydro	0	867	952	1,010	0
		Both	0	940	1,039	1,097	0
SW 8A	Woodstock	None	0	805	882	933	0
		Heat	0	878	969	1,033	0
		Hydro	0	858	942	1,001	0
		Both	0	932	1,029	1,087	0
SW 8B	Tillsonburg	None	0	794	871	924	0
		Heat	0	868	959	1,024	0
		Hydro	0	848	932	991	0
		Both	0	921	1,018	1,077	0
SW 8C	Remainder of county	None	0	785	863	914	0
		Heat	0	858	949	1,015	0
		Hydro	0	839	923	981	0
		Both	0	912	1,010	1,068	0
<i>Perth County</i>							
SW 9A	Stratford	None	0	882	959	998	0
		Heat	0	955	1,046	1,098	0
		Hydro	0	935	1,019	1,065	0
		Both	0	1,009	1,107	1,151	0
SW 9B	Remainder of county	None	0	785	863	914	0
		Heat	0	858	949	1,015	0
		Hydro	0	839	923	981	0
		Both	0	912	1,010	1,068	0

SHnotification

Subject: Cost Factors To Be Used In 2022 Fiscal Year Budgets For Private and Municipal Non-Profit Housing Corporations.

Legislation/Regulation

Release: 21-04

Operational

The cost factor is a regional inflationary factor which is used in the calculation of the operating subsidy for the budgets of private and municipal non-profit housing corporations. The cost factor for each region is reviewed annually and adjusted in accordance with changes in the Consumer Price Index for the costs of housing operations.

This notification applies to private and municipal 1978, (Section 95) non-profit housing providers currently under administration by local Service Managers, the Ministry of Health and Long-Term Care or the Ministry of Community and Social Services.

Background

All private and municipal non-profit housing providers are expected to use the cost factor specific to their region in the calculation of the operating subsidy for their fiscal year. The cost factor is used in Line 532 of the Private Non-Profit Operating Budget Form 810(01/95), and in Line 432 and Line 532 of the Municipal Non-Profit Operating Budget Form 819(01/95). When used in the budget form, the cost factor is expressed as 1 plus a decimal number (e.g. 2.10% would be expressed as 1.0210).

Cost Factors

Region	Cost Factor for 2022
North-western	2.69%
Northern	2.56%
Eastern	3.16%
Central	2.63%
Metro	2.73%
Southern	2.88%
South-western	2.78%

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

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