

Table 2: 2019 Allowable Rent for 1-Bedroom Apartments (subject to annual review)

Service Manager Area	Average Market Rent (AMR)	80% of AMR	Modified OW Shelter Allowance	Allowable Average Rent Per Unit
City of Toronto	\$1,270	\$1,016	\$542	\$1,016
Central				
Regional Municipality of Peel	\$1,214	\$971	\$542	\$971
Regional Municipality of Durham	\$1,153	\$922	\$542	\$922
Regional Municipality of Halton	\$1,270	\$1,016	\$542	\$1,016
Regional Municipality of York	\$1,151	\$921	\$542	\$921
County of Simcoe	\$1,009	\$807	\$542	\$807
District Municipality of Muskoka	\$871	\$697	\$542	\$697
Eastern				
City of Cornwall	\$682	\$546	\$542	\$546
County of Hastings	\$918	\$734	\$542	\$734
City of Kawartha Lakes	\$865	\$692	\$542	\$692
City of Kingston	\$1,012	\$810	\$542	\$810
County of Lanark	\$796	\$637	\$542	\$637
UC of Leeds & Grenville	\$761	\$609	\$542	\$609
County of Lennox & Addington	\$758	\$606	\$542	\$606
County of Northumberland	\$956	\$765	\$542	\$765
City of Ottawa	\$1,088	\$870	\$542	\$870
City of Peterborough	\$916	\$733	\$542	\$733
UC of Prescott & Russell	\$650	\$520	\$542	\$542
County of Renfrew	\$701	\$561	\$542	\$561
Southwestern				
City of Brantford	\$900	\$720	\$542	\$720
County of Bruce	\$776	\$621	\$542	\$621
Municipality of Chatham-Kent	\$705	\$564	\$542	\$564
County of Dufferin	\$1,059	\$847	\$542	\$847
County of Grey	\$767	\$614	\$542	\$614
County of Norfolk	\$752	\$602	\$542	\$602
City of Hamilton	\$916	\$733	\$542	\$733
County of Huron	\$607	\$486	\$542	\$542
County of Lambton	\$940	\$672	\$542	\$672
City of London	\$885	\$708	\$542	\$708
Regional Municipality of Niagara	\$970	\$696	\$542	\$696
County of Oxford	\$811	\$649	\$542	\$649
City of St. Thomas	\$694	\$555	\$542	\$555
City of Stratford	\$780	\$624	\$542	\$624
Regional Municipality of Waterloo	\$1,021	\$817	\$542	\$817
County of Wellington	\$1,019	\$815	\$542	\$815
City of Windsor	\$771	\$617	\$542	\$617
Northeastern				
Algoma DSSAB	\$763	\$610	\$542	\$610
City of Greater Sudbury	\$855	\$684	\$542	\$684
Cochrane DSSAB	\$769	\$615	\$542	\$615
Manitoulin-Sudbury DSSAB	\$0	\$0	\$542	\$542
Nipissing DSSAB	\$758	\$606	\$542	\$606
Parry Sound DSSAB	**	**	\$542	\$542
Sault Ste. Marie	\$772	\$618	\$542	\$618
Timiskaming DSSAB	\$769	\$615	\$542	\$615
Northwestern				
Kenora DSSAB	\$696	\$557	\$542	\$557
Rainy River DSSAB	\$0	\$0	\$542	\$542
Thunder Bay DSSAB	\$831	\$665	\$542	\$665
GTA	\$1,280	\$1,008	\$542	\$1,008
Ontario	\$1,105	\$884	\$542	\$884

The allowable rent tables for the Rental and Supportive component of the Affordable Housing Program (AHP) and the Investment in Affordable Housing for Ontario (IAH) program are updated annually

Source: Rental Market Survey (RMS), Canada Mortgage and Housing Corporation.

** Data Suppressed to Protect Confidentiality or Data is not Statistically Reliable

As it is unclear how many people would live in a one-bedroom unit, it could be one person with a shelter allowance of \$390 per month or two people with a combined shelter allowance of \$642 per month. To compensate for this uncertainty, the OW rate was modified. This model assumes that the average shelter allowance for a one-bedroom unit would be the mid-point between the shelter Modified OW Shelter Allowance = $\$516 \times 105\% = \542 (accounts for uncertainty if 1 or 2 people live in a 1-bdrm unit)

Table 3: 2019 Allowable Rent for 2-Bedroom Apartments (subject to annual review)

Service Manager Area	Average Market Rent (AMR)	80% of AMR	Modified OW Shelter Allowance	Allowable Average Rent Per Unit
City of Toronto	\$1,492	\$1,194	\$732	\$1,194
Central				
Regional Municipality of Peel	\$1,381	\$1,105	\$732	\$1,105
Regional Municipality of Durham	\$1,242	\$994	\$732	\$994
Regional Municipality of Halton	\$1,417	\$1,134	\$732	\$1,134
Regional Municipality of York	\$1,344	\$1,075	\$732	\$1,075
County of Simcoe	\$1,196	\$957	\$732	\$957
District Municipality of Muskoka	\$1,001	\$801	\$732	\$801
Eastern				
City of Cornwall	\$806	\$645	\$732	\$732
County of Hastings	\$1,027	\$822	\$732	\$822
City of Kawartha Lakes	\$1,054	\$843	\$732	\$843
City of Kingston	\$1,202	\$962	\$732	\$962
County of Lanark	\$680	\$704	\$732	\$732
UC of Leeds & Grenville	\$679	\$703	\$732	\$732
County of Lennox & Addington	\$887	\$710	\$732	\$732
County of Northumberland	\$1,127	\$902	\$732	\$902
City of Ottawa	\$1,307	\$1,046	\$732	\$1,046
City of Peterborough	\$1,077	\$862	\$732	\$862
UC of Prescott & Russell	\$847	\$678	\$732	\$732
County of Renfrew	\$843	\$674	\$732	\$732
Southwestern				
City of Brantford	\$1,002	\$802	\$732	\$802
County of Bruce	\$947	\$758	\$732	\$758
Municipality of Chatham-Kent	\$809	\$647	\$732	\$732
County of Dufferin	\$1,258	\$1,006	\$732	\$1,006
County of Grey	\$907	\$726	\$732	\$732
County of Norfolk	\$744	\$595	\$732	\$732
City of Hamilton	\$1,085	\$868	\$732	\$868
County of Huron	\$680	\$544	\$732	\$680
County of Lambton	\$1,008	\$806	\$732	\$806
City of London	\$1,093	\$874	\$732	\$874
Regional Municipality of Niagara	\$1,035	\$828	\$732	\$828
County of Oxford	\$966	\$773	\$732	\$773
City of St. Thomas	\$1,005	\$804	\$732	\$804
City of Stratford	\$920	\$736	\$732	\$736
Regional Municipality of Waterloo	\$1,210	\$968	\$732	\$968
County of Wellington	\$1,146	\$917	\$732	\$917
City of Windsor	\$913	\$730	\$732	\$732
Northeastern				
Algoma DSSAB	\$939	\$751	\$732	\$751
City of Greater Sudbury	\$1,052	\$842	\$732	\$842
Cochrane DSSAB	\$928	\$742	\$732	\$742
Manitoulin-Sudbury DSSAB	\$0	\$0	\$732	\$732
Nipissing DSSAB	\$949	\$759	\$732	\$759
Parry Sound DSSAB	**	**	\$732	\$732
Sault Ste. Marie	\$968	\$774	\$732	\$774
Timiskaming DSSAB	\$928	\$742	\$732	\$742
Northwestern				
Kenora DSSAB	\$857	\$686	\$732	\$732
Rainy River DSSAB	\$0	\$0	\$732	\$732
Thunder Bay DSSAB	\$1,037	\$830	\$732	\$830
GTA	\$1,455	\$1,164	\$732	\$1,164
Ontario	\$1,266	\$1,013	\$732	\$1,013

The allowable rent tables for the Rental and Supportive component of the Affordable Housing Program (AHP) and the Investment in Affordable Housing for Ontario (IAH) program are updated annually

Source: Rental Market Survey (RMS), Canada Mortgage and Housing Corporation.

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As it is unclear how many people would live in a one-bedroom unit, it could be one person with a shelter allowance of \$390 per month or two people with a combined shelter allowance of \$642 per month. To compensate for this uncertainty, the OW rate was modified. This model assumes that the average shelter allowance for a one-bedroom unit would be the mid-point between the shelter Modified OW Shelter Allowance = $\$697 \times 105\% = \732 (model assumes 3 people living in 2-bdrm unit)

Table 4: 2019 Allowable Rent for 3-Bedroom Apartments (subject to annual review)

Service Manager Area	Average Market Rent (AMR)	80% of AMR	Modified OW Shelter Allowance	Allowable Average Rent Per Unit
City of Toronto	\$1,657	\$1,326	\$794	\$1,326
Central				
Regional Municipality of Peel	\$1,485	\$1,188	\$794	\$1,188
Regional Municipality of Durham	\$1,380	\$1,104	\$794	\$1,104
Regional Municipality of Halton	\$1,643	\$1,314	\$794	\$1,314
Regional Municipality of York	\$1,519	\$1,215	\$794	\$1,215
County of Simcoe	\$1,419	\$1,135	\$794	\$1,135
District Municipality of Muskoka	\$1,125	\$900	\$794	\$900
Eastern				
City of Cornwall	\$851	\$681	\$794	\$794
County of Hastings	\$1,267	\$1,014	\$794	\$1,014
City of Kawartha Lakes	\$1,177	\$942	\$794	\$942
City of Kingston	\$1,646	\$1,317	\$794	\$1,317
County of Lanark	**	**	\$794	\$794
UC of Leeds & Grenville	\$886	\$709	\$794	\$794
County of Lennox & Addington	\$985	\$788	\$794	\$794
County of Northumberland	\$1,330	\$1,064	\$794	\$1,064
City of Ottawa	\$1,548	\$1,238	\$794	\$1,238
City of Peterborough	\$1,319	\$1,055	\$794	\$1,055
UC of Prescott & Russell	\$878	\$702	\$794	\$794
County of Renfrew	\$1,217	\$974	\$794	\$974
Southwestern				
City of Brantford	\$1,070	\$856	\$794	\$856
County of Bruce	\$1,046	\$837	\$794	\$837
Municipality of Chatham-Kent	\$766	\$613	\$794	\$766
County of Dufferin	\$1,366	\$1,093	\$794	\$1,093
County of Grey	\$991	\$793	\$794	\$794
County of Norfolk	\$847	\$678	\$794	\$794
City of Hamilton	\$1,288	\$1,014	\$794	\$1,014
County of Huron	**	**	\$794	\$794
County of Lambton	\$1,320	\$1,056	\$794	\$1,056
City of London	\$1,260	\$1,008	\$794	\$1,008
Regional Municipality of Niagara	\$1,158	\$926	\$794	\$926
County of Oxford	\$943	\$754	\$794	\$794
City of St. Thomas	**	**	\$794	\$794
City of Stratford	\$1,071	\$857	\$794	\$857
Regional Municipality of Waterloo	\$1,247	\$998	\$794	\$998
County of Wellington	\$1,256	\$1,005	\$794	\$1,005
City of Windsor	\$1,102	\$882	\$794	\$882
Northeastern				
Algoma DSSAB	\$904	\$723	\$794	\$794
City of Greater Sudbury	\$1,211	\$969	\$794	\$969
Cochrane DSSAB	\$1,089	\$871	\$794	\$871
Manitowlin-Sudbury DSSAB	\$0	\$0	\$794	\$794
Nipissing DSSAB	\$1,169	\$935	\$794	\$935
Parry Sound DSSAB	**	**	\$794	\$794
Sault Ste. Marie	\$929	\$743	\$794	\$794
Timiskaming DSSAB	\$1,089	\$871	\$794	\$871
Northwestern				
Kenora DSSAB	**	**	\$794	\$794
Rainy River DSSAB	\$0	\$0	\$794	\$794
Thunder Bay DSSAB	\$1,280	\$1,024	\$794	\$1,024
GTA	\$1,616	\$1,293	\$794	\$1,293
Ontario	\$1,484	\$1,187	\$794	\$1,187

The allowable rent tables for the Rental and Supportive component of the Affordable Housing Program (AHP) and the Investment in Affordable Housing for Ontario (IAH) program are updated annually.

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Modified OW Shelter Allowance = \$756 * 105% = \$794 (model assumes 4 people living in 3-bdrm unit)

Table 5: 2019 Allowable Rent for 4-Bedroom Apartments (subject to annual review)

Service Manager Area	Average Market Rent (AMR)	80% of AMR	Modified OW Shelter Allowance	Allowable Average Rent Per Unit
City of Toronto	\$1,664	\$1,331	\$856	\$1,331
Central				
Regional Municipality of Peel	\$1,486	\$1,189	\$856	\$1,189
Regional Municipality of Durham	\$1,380	\$1,104	\$856	\$1,104
Regional Municipality of Halton	\$1,643	\$1,314	\$856	\$1,314
Regional Municipality of York	\$1,522	\$1,218	\$856	\$1,218
County of Simcoe	\$1,417	\$1,134	\$856	\$1,134
District Municipality of Muskoka	\$1,125	\$900	\$856	\$900
Eastern				
City of Cornwall	\$853	\$682	\$856	\$853
County of Hastings	\$1,272	\$1,018	\$856	\$1,018
City of Kawartha Lakes	\$1,177	\$942	\$856	\$942
City of Kingston	\$1,998	\$1,598	\$856	\$1,598
County of Lanark	**	**	\$856	\$856
UC of Leeds & Grenville	\$886	\$709	\$856	\$856
County of Lennox & Addington	\$1,017	\$814	\$856	\$856
County of Northumberland	\$1,330	\$1,064	\$856	\$1,064
City of Ottawa	\$1,584	\$1,267	\$856	\$1,267
City of Peterborough	\$1,322	\$1,058	\$856	\$1,058
UC of Prescott & Russell	\$879	\$703	\$856	\$856
County of Renfrew	\$1,217	\$974	\$856	\$974
Southwestern				
City of Brantford	\$1,070	\$856	\$856	\$856
County of Bruce	\$1,046	\$837	\$856	\$856
Municipality of Chatham-Kent	\$766	\$613	\$856	\$766
County of Dufferin	\$1,366	\$1,093	\$856	\$1,093
County of Grey	\$991	\$793	\$856	\$856
County of Norfolk	\$847	\$678	\$856	\$847
City of Hamilton	\$1,269	\$1,015	\$856	\$1,015
County of Huron	**	**	\$856	\$856
County of Lambton	\$1,319	\$1,055	\$856	\$1,055
City of London	\$1,263	\$1,010	\$856	\$1,010
Regional Municipality of Niagara	\$1,161	\$929	\$856	\$929
County of Oxford	\$943	\$754	\$856	\$856
City of St. Thomas	**	**	\$856	\$856
City of Stratford	\$1,071	\$857	\$856	\$857
Regional Municipality of Waterloo	\$1,254	\$1,003	\$856	\$1,003
County of Wellington	\$1,256	\$1,005	\$856	\$1,005
City of Windsor	\$1,102	\$882	\$856	\$882
Northeastern	\$0			
Algoma DSSAB	\$904	\$723	\$856	\$856
City of Greater Sudbury	\$1,204	\$963	\$856	\$963
Cochrane DSSAB	\$1,089	\$871	\$856	\$871
Manitoulin-Sudbury DSSAB	\$0	\$0	\$856	\$856
Nipissing DSSAB	\$1,167	\$934	\$856	\$934
Parry Sound DSSAB	**	**	\$856	\$856
Sault Ste. Marie	**	**	\$856	\$856
Timiskaming DSSAB	**	**	\$856	\$856
Northwestern				
Kenora DSSAB	**	**	\$856	\$856
Rainy River DSSAB	\$0	\$0	\$856	\$856
Thunder Bay DSSAB	\$1,296	\$1,037	\$856	\$1,037
GTA	\$1,622	\$1,298	\$856	\$1,298
Ontario	\$1,500	\$1,200	\$856	\$1,200

The allowable rent tables for the Rental and Supportive component of the Affordable Housing Program (AHP) and the Investment in Affordable Housing for Ontario (IAH) program are updated annually

Source: Rental Market Survey (RMS), Canada Mortgage and Housing Corporation.

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Modified OW Shelter Allowance = \$815 * 105% = \$856 (model assumes 5 people living in 4-bdrm unit)

Table 6: Average Rents (\$) from Apartment Structures from RMS October 2018

Privately Initiated Structures with 3 or more units, Centres 10,000+

Service Manager Area	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Total Bedroom
City of Toronto	\$1,089	\$1,270	\$1,492	\$1,657	\$1,372
Central					
Regional Municipality of Peel	\$898	\$1,214	\$1,381	\$1,485	\$1,320
Regional Municipality of Durham	\$843	\$1,153	\$1,242	\$1,380	\$1,223
Regional Municipality of Halton	\$1,180	\$1,270	\$1,417	\$1,643	\$1,385
Regional Municipality of York	\$897	\$1,151	\$1,344	\$1,519	\$1,267
County of Simcoe	\$759	\$1,009	\$1,196	\$1,419	\$1,132
District Municipality of Muskoka	\$659	\$871	\$1,001	\$1,125	\$958
Eastern					
City of Cornwall	\$610	\$682	\$806	\$851	\$761
County of Hastings	\$722	\$918	\$1,027	\$1,267	\$997
City of Kawartha Lakes	\$718	\$865	\$1,054	\$1,177	\$959
City of Kingston	\$745	\$1,012	\$1,202	\$1,646	\$1,184
County of Lanark	**	\$796	\$880	**	\$835
UC of Leeds & Grenville	\$620	\$761	\$879	\$886	\$835
County of Lennox & Addington	\$628	\$758	\$887	\$985	\$845
County of Northumberland	\$829	\$956	\$1,127	\$1,330	\$1,086
City of Ottawa	\$881	\$1,088	\$1,307	\$1,548	\$1,176
City of Peterborough	\$734	\$916	\$1,077	\$1,319	\$1,027
UC of Prescott & Russell	\$570	\$650	\$847	\$878	\$786
County of Renfrew	\$593	\$701	\$843	\$1,217	\$815
Southwestern					
City of Brantford	\$677	\$900	\$1,002	\$1,070	\$971
County of Bruce	**	\$776	\$947	\$1,046	\$905
Municipality of Chatham-Kent	\$579	\$705	\$809	\$766	\$763
County of Dufferin	\$901	\$1,059	\$1,258	\$1,366	\$1,164
County of Grey	\$646	\$767	\$907	\$991	\$853
County of Norfolk	\$605	\$752	\$744	\$847	\$750
City of Hamilton	\$746	\$916	\$1,085	\$1,268	\$1,002
County of Huron	**	\$607	\$680	**	\$640
County of Lambton	\$689	\$840	\$1,008	\$1,320	\$938
City of London	\$685	\$885	\$1,093	\$1,260	\$1,002
Regional Municipality of Niagara	\$658	\$870	\$1,035	\$1,158	\$978
County of Oxford	\$728	\$811	\$966	\$943	\$906
City of St. Thomas	\$513	\$694	\$1,005	**	\$890
City of Stratford	\$621	\$780	\$920	\$1,071	\$873
Regional Municipality of Waterloo	\$796	\$1,021	\$1,210	\$1,247	\$1,138
County of Wellington	\$773	\$1,019	\$1,146	\$1,256	\$1,097
City of Windsor	\$599	\$771	\$913	\$1,102	\$820
Northeastern					
Algoma DSSAB	\$594	\$763	\$939	\$904	\$867
City of Greater Sudbury	\$641	\$855	\$1,052	\$1,211	\$970
Cochrane DSSAB	\$572	\$769	\$928	\$1,089	\$872
Manitoulin-Sudbury DSSAB	\$0	\$0	\$0	\$0	\$0
Nipissing DSSAB	\$594	\$758	\$949	\$1,169	\$881
Parry Sound DSSAB	**	**	**	**	**
Sault Ste. Marie	\$603	\$772	\$968	\$929	\$886
Timiskaming DSSAB	\$572	\$769	\$928	\$1,089	\$872
Northwestern					
Kenora DSSAB	\$519	\$696	\$857	**	\$779
Rainy River DSSAB	\$0	\$0	\$0	\$0	\$0
Thunder Bay DSSAB	\$666	\$831	\$1,037	\$1,280	\$953
GTA	\$1,080	\$1,260	\$1,455	\$1,616	\$1,359
Ontario	\$959	\$1,105	\$1,266	\$1,484	\$1,197

Source: Rental Market Survey (RMS), Canada Mortgage and Housing Corp.

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