

Attachment A

Guide for 2023 Market Rent Index Table

The **2023 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 "2023 Market Rent Index (MRI) Table" to identify applicable MRI

- The ministry has provided the final 2023 market rent index for all Service Managers in the **"2023 Market Rent Index Table."**
- The 2023 market rent index can be identified in the highlighted columns titled:
 - "Apartment" **2023 Market Rent Index**
 - "Row (Townhouse)" **2023 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 2023 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 2023 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 "2023 Market Rent Index table" as populated

- The final figure for the 2023 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 2023 table:
 - i. Apartments: 2.5%
 - ii. Townhouses: 2.5%
- Note: The 2023 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 2023 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:

- 2023 Mixed Non-Profit Index Table
- 2023 100% RGI Non-Profit Index Table

2023 Index Table – Mixed Non-Profit Projects

The **2023 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 **2023 Market Rent Index Table** due for release in September.

2023 Index Table – 100% RGI Non-Profit Projects

The 2023 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 2023 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 - 2023 Indices for Mixed Non-Profit Projects

2023 Indices for Mixed Non-Profit Projects HSA O. Reg. 369/11, s. 6 (1).			
	Item	Index Description	2023 Index
Benchmark Costs	<i>Administration and maintenance</i>	Ontario CPI All-items	7.78%
	<i>Insurance</i>	Ontario CPI - homeowner's home and mortgage insurance sub-index	8.22%
	<i>Bad Debt</i>	Market Rent Index	MRI Table
	<i>Electricity</i>	Ontario CPI – Electricity sub-index	3.74%
	<i>Water</i>	Ontario CPI – Water sub-index	3.50%
	<i>Natural Gas</i>	Ontario CPI – Natural gas sub-index	16.08%
	<i>Oil and Other Fuel</i>	Ontario CPI – Oil and other fuel sub-index	85.78%
	<i>Capital Reserves</i>	Ontario CPI All-items	7.78%
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 - 2023 Indices for 100% RGI Non-Profit Projects

2023 Indices 100% RGI Non-Profit Project HSA O. Reg. 369/11, s. 13 (1).			
	Item	Index Description	2023 Index
Benchmark Costs	<i>Administration and Maintenance</i>	Ontario CPI All-items	7.78%
	<i>Insurance</i>	Ontario CPI - Homeowner's Home and Mortgage Insurance sub-index	8.22%
	<i>Bad Debt</i>	Ontario CPI All-items	7.78%
	<i>Electricity</i>	Ontario CPI – Electricity sub-index	3.74%
	<i>Water</i>	Ontario CPI – Water sub-index	3.50%
	<i>Natural Gas</i>	Ontario CPI – Natural Gas sub-index	16.08%
	<i>Oil and Other Fuel</i>	Ontario CPI – Oil and Other Fuel sub-index	85.78%
	<i>Capital Reserves</i>	Ontario CPI All-items	7.78%

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

Attachment E – 2023 Market Rent Index

2023 Market Rent Index Table							
Name	District (CA, CMA, Zone)	Apartment Average Rent			(Row) Townhouse Average Rent		
		CMHC RMS 2020-21 % change	2023 Ontario Rent Increase Guideline	2023 Market Rent Index (MRI)	CMHC RMS 2020-21 % change	2023 Ontario Rent Increase Guideline	2023 Market Rent Index (MRI)
Barrie							
Barrie	Barrie CMA	5.5%	2.5%	2.5%	9.0%	2.5%	2.5%
Barrie	Zone 1 - South	5.5%	2.5%	2.5%	9.0%	2.5%	2.5%
Barrie	Zone 2 - North	5.5%	2.5%	2.5%	9.0%	2.5%	2.5%
Belleville							
Belleville	Belleville CMA	2.5%	2.5%	2.5%	-1.1%	2.5%	-1.1%
Belleville	Zone 1 - City of Belleville	1.2%	2.5%	1.2%	**	2.5%	2.5%
Belleville	Zone 2 - City of Quinte West	6.5%	2.5%	2.5%	**	2.5%	2.5%
Bracebridge Town	Bracebridge Town	0.5%	2.5%	0.5%	**	2.5%	2.5%
Brantford							
Brant City	Brantford CMA	7.8%	2.5%	2.5%	-6.1%	2.5%	-6.1%
Brockville CA	Brant City	7.8%	2.5%	2.5%	-6.1%	2.5%	-6.1%
Chatham	Brockville CA	5.2%	2.5%	2.5%	**	2.5%	2.5%
Chatham	Chatham-Kent CA	4.7%	2.5%	2.5%	2.3%	2.5%	2.3%
Chatham	Zone 1 - Chatham City	5.1%	2.5%	2.5%	**	2.5%	2.5%
Chatham	Zone 2 - Wallaceburg	-1.8%	2.5%	-1.8%	4.9%	2.5%	2.5%
Chatham	Zone 3 - Rest of Kent	8.4%	2.5%	2.5%	0.8%	2.5%	0.8%
Cobourg CA	Cobourg CA	6.5%	2.5%	2.5%	**	2.5%	2.5%
Collingwood CA	Collingwood CA	7.3%	2.5%	2.5%	**	2.5%	2.5%
Cornwall	Cornwall CA	8.0%	2.5%	2.5%	26.7%	2.5%	2.5%
Cornwall	Zone 1 - City Centre	6.1%	2.5%	2.5%	23.9%	2.5%	2.5%
Cornwall	Zone 2 - City North	8.4%	2.5%	2.5%	43.2%	2.5%	2.5%
Cornwall	Zone 3 - Outlying Areas	**	2.5%	2.5%	**	2.5%	2.5%
Elliot Lake CA	Elliot Lake CA	4.8%	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	10.1%	2.5%	2.5%	**	2.5%	2.5%
Greater Napanee Town	Greater Napanee Town	7.8%	2.5%	2.5%	**	2.5%	2.5%
Guelph							
Guelph	Guelph CMA	5.8%	2.5%	2.5%	-14.5%	2.5%	-14.5%
Guelph	Zone 1 - West	9.8%	2.5%	2.5%	**	2.5%	2.5%

2023 Market Rent Index Table

Name	District (CA, CMA, Zone)	Apartment Average Rent			(Row) Townhouse Average Rent		
		CMHC RMS 2020-21 % change	2023 Ontario Rent Increase Guideline	2023 Market Rent Index (MRI)	CMHC RMS 2020-21 % change	2023 Ontario Rent Increase Guideline	2023 Market Rent Index (MRI)
Guelph	Zone 2 - South	3.0%	2.5%	2.5%	-14.6%	-14.6%	
Guelph	Zone 3 - East	1.7%	2.5%	1.7%	**	2.5%	
	Zone 4 - Guelph/Eramosa/Puslinch	**	2.5%	2.5%	**	2.5%	
Haldimand Town	Haldimand Town	19.7%	2.5%	2.5%	**	2.5%	
Hamilton	Hamilton CMA	4.5%	2.5%	2.5%	8.7%	2.5%	
Hamilton	Zone 1 - Downtown Core	2.9%	2.5%	2.5%	**	2.5%	
Hamilton	Zone 2 - Central East	17.7%	2.5%	2.5%	**	2.5%	
Hamilton	Zone 3 - East End	9.7%	2.5%	2.5%	4.3%	2.5%	
Hamilton	Zone 4 - Central	6.8%	2.5%	2.5%	**	2.5%	
Hamilton	Zone 5 - West End	3.5%	2.5%	2.5%	n/u	2.5%	
Hamilton	Zone 6 - Mountain	5.4%	2.5%	2.5%	16.3%	2.5%	
Hamilton	Zone 7 - Grimsby and Stoney Creek	3.8%	2.5%	2.5%	**	2.5%	
Hamilton	Zone 8 - Burlington	-0.1%	2.5%	-0.1%	7.5%	2.5%	
	Zone 9 -						
Hamilton	Ancast./Dundas/Flambor./Glanbrk.	8.0%	2.5%	2.5%	**	2.5%	
Hawkesbury CA	Hawkesbury CA	9.6%	2.5%	2.5%	**	2.5%	
Huntsville Town	Huntsville Town	-1.5%	2.5%	-1.5%	**	2.5%	
Ingersoll Town	Ingersoll Town	**	2.5%	2.5%	**	2.5%	
Kawartha Lakes CA	Kawartha Lakes CA	-9.9%	2.5%	-9.9%	**	2.5%	
Kenora CA	Kenora CA	3.4%	2.5%	2.5%	**	2.5%	
Kingston	Kingston CMA	6.6%	2.5%	2.5%	10.4%	2.5%	
Kingston	Zone 1 - Downtown Kingston	12.6%	2.5%	2.5%	**	2.5%	
Kingston	Zone 2 - Southwestern Kingston City	4.6%	2.5%	2.5%	**	2.5%	
Kingston	Zone 3 - Northern Kingston City	5.1%	2.5%	2.5%	**	2.5%	
Kingston	Zone 4 - Rest of Kingston CMA	1.9%	2.5%	1.9%	2.4%	2.4%	
Kitchener	Kitchener CMA	7.0%	2.5%	2.5%	4.8%	2.5%	
Kitchener	Zone 1 - Kitchener (East)	5.9%	2.5%	2.5%	15.3%	2.5%	

2023 Market Rent Index Table

Name	District (CA, CMA, Zone)	Apartment Average Rent			(Row) Townhouse Average Rent		
		CMHC RMS 2020-21 % change	2023 Ontario Rent Increase Guideline	2023 Market Rent Index (MRI)	CMHC RMS 2020-21 % change	2023 Ontario Rent Increase Guideline	2023 Market Rent Index (MRI)
Kitchener	Zone 2 - Kitchener (Central)	3.5%	2.5%	2.5%	**	2.5%	2.5%
Kitchener	Zone 3 - Kitchener (West)	4.5%	2.5%	2.5%	8.0%	2.5%	2.5%
Kitchener	Kitchener City	5.0%	2.5%	2.5%	11.8%	2.5%	2.5%
Kitchener	Zone 4 - Waterloo City	11.9%	2.5%	2.5%	0.6%	2.5%	0.6%
Kitchener	Zone 5 - Cambridge City	5.0%	2.5%	2.5%	-6.9%	2.5%	-6.9%
Kitchener	Zone 6 - Two Townships	1.6%	2.5%	1.6%	**	2.5%	2.5%
Lambton Shores City	Lambton Shores City	-12.9%	2.5%	-12.9%	**	2.5%	2.5%
Leamington CA	Leamington CA	4.8%	2.5%	2.5%	6.8%	2.5%	2.5%
London	London CMA	5.1%	2.5%	2.5%	-1.4%	2.5%	-1.4%
London	Zone 1 - Downtown North	8.3%	2.5%	2.5%	**	2.5%	2.5%
London	Zone 2 - Northeast	4.8%	2.5%	2.5%	6.2%	2.5%	2.5%
London	Zone 3 - North	1.5%	2.5%	1.5%	**	2.5%	2.5%
London	Zone 4 - Northwest	3.2%	2.5%	2.5%	**	2.5%	2.5%
London	Zone 5 - Southwest	8.0%	2.5%	2.5%	-4.8%	2.5%	-4.8%
London	Zone 6 - South Central	1.2%	2.5%	1.2%	**	2.5%	2.5%
London	Zone 7 - South	5.0%	2.5%	2.5%	14.5%	2.5%	2.5%
London	Zone 8 - East	-0.4%	2.5%	-0.4%	-5.5%	2.5%	-5.5%
London	Zone 9 - St. Thomas	11.5%	2.5%	2.5%	1.1%	2.5%	1.1%
London	Zone 10 - Strathroy-Caradoc	-9.9%	2.5%	-9.9%	**	2.5%	2.5%
London	Zone 11 - Rest of CMA	23.1%	2.5%	2.5%	**	2.5%	2.5%
Midland CA	Midland CA	8.7%	2.5%	2.5%	**	2.5%	2.5%
Mississippi Mills Town	Mississippi Mills Town	n/u	2.5%	2.5%	**	2.5%	2.5%
Norfolk CA	Norfolk CA	10.7%	2.5%	2.5%	**	2.5%	2.5%
North Bay CA	North Bay CA	4.3%	2.5%	2.5%	2.1%	2.5%	2.1%
North Perth Town	North Perth Town	-1.8%	2.5%	-1.8%	**	2.5%	2.5%
Orillia CA	Orillia CA	7.3%	2.5%	2.5%	**	2.5%	2.5%
Oshawa	Oshawa CMA	5.9%	2.5%	2.5%	8.9%	2.5%	2.5%

2023 Market Rent Index Table

Name	District (CA, CMA, Zone)	Apartment Average Rent			(Row) Townhouse Average Rent		
		CMHC RMS 2020-21 % change	2023 Ontario Rent Increase Guideline	2023 Market Rent Index (MRI)	CMHC RMS 2020-21 % change	2023 Ontario Rent Increase Guideline	2023 Market Rent Index (MRI)
Oshawa	Zone 1 - Oshawa (North)	2.3%	2.5%	2.3%	**	2.5%	
Oshawa	Zone 2 - Oshawa (S./Central)	10.9%	2.5%	2.5%	**	2.5%	
Oshawa	Oshawa City (Zone 1-2)	7.2%	2.5%	2.5%	9.4%	2.5%	
Oshawa	Zone 3 - Whitby	4.0%	2.5%	2.5%	**	2.5%	
Oshawa	Zone 4 - Clarington	-3.3%	2.5%	-3.3%	2.3%	2.3%	
Ottawa	Ottawa CMA	3.2%	2.5%	2.5%	5.9%	2.5%	
Ottawa	01-Downtown	2.1%	2.5%	2.1%	**	2.5%	
Ottawa	02-Sandy Hill/Lowertown	-4.5%	2.5%	-4.5%	-8.7%	-8.7%	
Ottawa	03-Glebe/Old Ottawa South	4.5%	2.5%	2.5%	6.6%	2.5%	
Ottawa	04-Alta Vista/Hunt Club	2.7%	2.5%	2.5%	1.0%	2.5%	
Ottawa	05-Carlington/Iris	4.5%	2.5%	2.5%	**	2.5%	
Ottawa	06-Chinatown/Hintonburg/Westboro N	-0.9%	2.5%	-0.9%	2.9%	2.5%	
Ottawa	07-New Edinb./Manor Park/Overbrook	9.7%	2.5%	2.5%	8.2%	2.5%	
Ottawa	08-Westboro S/Hampton Pk/Britannia	3.7%	2.5%	2.5%	**	2.5%	
Ottawa	09-Hunt Club South Keys	5.1%	2.5%	2.5%	**	2.5%	
Ottawa	10-Vanier	0.4%	2.5%	0.4%	**	2.5%	
Ottawa	11-Gloucester North Orleans	17.0%	2.5%	2.5%	4.2%	2.5%	
Ottawa	12-Eastern Ottawa Surrounding Areas	-14.1%	2.5%	-14.1%	**	2.5%	
Ottawa	13-Nepean	16.6%	2.5%	2.5%	4.1%	2.5%	
Ottawa	14-Western Ottawa Areas	-7.4%	2.5%	-7.4%	**	2.5%	
Owen Sound CA	Owen Sound CA	2.3%	2.5%	2.3%	**	2.5%	
Pembroke CA	Pembroke CA	11.0%	2.5%	2.5%	**	2.5%	
Petawawa CA	Petawawa CA	4.4%	2.5%	2.5%	**	2.5%	
Peterborough	Peterborough CMA	7.7%	2.5%	2.5%	4.6%	2.5%	
Peterborough	Zone 1 - Downtown	4.5%	2.5%	2.5%	**	2.5%	
Peterborough	Zone 2 - Rest of CA	10.4%	2.5%	2.5%	-3.3%	-3.3%	
Port Hope CA	Port Hope CA	13.9%	2.5%	2.5%	**	2.5%	

2023 Market Rent Index Table

Name	District (CA, CMA, Zone)	Apartment Average Rent			(Row) Townhouse Average Rent		
		CMHC RMS 2020-21 % change	2023 Ontario Rent Increase Guideline	2023 Market Rent Index (MRI)	CMHC RMS 2020-21 % change	2023 Ontario Rent Increase Guideline	2023 Market Rent Index (MRI)
Prince Edward County	Prince Edward County	-2.2%	2.5%	-2.2%	-0.7%	2.5%	-0.7%
Sarnia CA	Sarnia CA	0.7%	2.5%	0.7%	-2.4%	2.5%	-2.4%
Saugeen Shores Town	Saugeen Shores Town	14.7%	2.5%	2.5%	**	2.5%	2.5%
Sault Ste. Marie	Sault Ste. Marie CA	11.5%	2.5%	2.5%	24.2%	2.5%	2.5%
Sault Ste. Marie	Zone 1 - Downtown	5.0%	2.5%	2.5%	**	2.5%	2.5%
Sault Ste. Marie	Zone 2 - City East	13.6%	2.5%	2.5%	26.5%	2.5%	2.5%
Sault Ste. Marie	Zone 3 - City West	16.9%	2.5%	2.5%	**	2.5%	2.5%
South Huron Town	South Huron Town	-14.5%	2.5%	-14.5%	**	2.5%	2.5%
St. Catharines	St. Catharines-Niagara CMA	4.8%	2.5%	2.5%	-9.8%	2.5%	-9.8%
St. Catharines	Zone 1 - St. Catharines (Core)	7.0%	2.5%	2.5%	**	2.5%	2.5%
St. Catharines	Zone 2 - St. Catharines (North Remainder)	0.9%	2.5%	0.9%	**	2.5%	2.5%
St. Catharines	Zone 3 - St. Catharines (South Remainder)	6.3%	2.5%	2.5%	**	2.5%	2.5%
St. Catharines	Zone 4 - Niagara Falls (Core)	8.1%	2.5%	2.5%	**	2.5%	2.5%
St. Catharines	Zone 5 - Niagara Falls (Remainder)	7.1%	2.5%	2.5%	**	2.5%	2.5%
St. Catharines	Zone 6 - Wellend	3.3%	2.5%	2.5%	**	2.5%	2.5%
St. Catharines	Zone 7 - Remainder of CMA	4.8%	2.5%	2.5%	**	2.5%	2.5%
St. Catharines	Zone 8 - Fort Erie	13.8%	2.5%	2.5%	**	2.5%	2.5%
Stratford CA	Stratford CA	5.4%	2.5%	2.5%	**	2.5%	2.5%
Sudbury	Greater Sudbury CMA	11.7%	2.5%	2.5%	10.3%	2.5%	2.5%
Sudbury	Zone 1 - Lockerby	16.1%	2.5%	2.5%	4.9%	2.5%	2.5%
Sudbury	Zone 2 - New Sudbury	9.0%	2.5%	2.5%	7.2%	2.5%	2.5%
Sudbury	Zone 3 - Old Sudbury	8.0%	2.5%	2.5%	**	2.5%	2.5%
Sudbury	Zone 4 - Remainder Metropolitan Area	15.9%	2.5%	2.5%	16.4%	2.5%	2.5%
Temiskaming Shores CA	Temiskaming Shores CA	n/a	2.5%	2.5%	**	2.5%	2.5%
Thunder Bay	Thunder Bay CMA	3.0%	2.5%	2.5%	-2.6%	2.5%	-2.6%
Thunder Bay	Zone 1 - North Ward	1.5%	2.5%	1.5%	**	2.5%	2.5%
Thunder Bay	Zone 2 - South Ward	5.4%	2.5%	2.5%	-11.1%	2.5%	-11.1%

2023 Market Rent Index Table

Name	District (CA, CMA, Zone)	Apartment Average Rent			(Row) Townhouse Average Rent		
		CMHC RMS 2020-21 % change	2023 Ontario Rent Increase Guideline	2023 Market Rent Index (MRI)	CMHC RMS 2020-21 % change	2023 Ontario Rent Increase Guideline	2023 Market Rent Index (MRI)
Tillsonburg CA	Tillsonburg CA	7.4%	2.5%	2.5%	**	2.5%	2.5%
Timmins CA	Timmins CA	-1.5%	2.5%	-1.5%	3.5%	2.5%	2.5%
Toronto	Toronto CMA	2.2%	2.5%	2.2%	3.9%	2.5%	2.5%
Toronto	Zone 1 - Former City of Toronto (Central)	1.3%	2.5%	1.3%	**	2.5%	2.5%
Toronto	Zone 2 - Former City of Toronto (East)	2.8%	2.5%	2.5%	**	2.5%	2.5%
Toronto	Zone 3 - Former City of Toronto (North)	0.1%	2.5%	0.1%	**	2.5%	2.5%
Toronto	Zone 4 - Former City of Toronto (West)	6.2%	2.5%	2.5%	**	2.5%	2.5%
Toronto	Zone 5 - Etobicoke (South)	0.7%	2.5%	0.7%	**	2.5%	2.5%
Toronto	Zone 6 - Etobicoke (Central)	4.2%	2.5%	2.5%	**	2.5%	2.5%
Toronto	Zone 7 - Etobicoke (North)	-0.3%	2.5%	-0.3%	0.7%	2.5%	0.7%
Toronto	Zone 8 - York	-2.4%	2.5%	-2.4%	**	2.5%	2.5%
Toronto	Zone 9 - East York	-0.1%	2.5%	-0.1%	**	2.5%	2.5%
Toronto	Zone 10 - Scarborough (Central)	4.1%	2.5%	2.5%	1.5%	2.5%	1.5%
Toronto	Zone 11 - Scarborough (North)	4.0%	2.5%	2.5%	**	2.5%	2.5%
Toronto	Zone 12 - Scarborough (East)	-0.8%	2.5%	-0.8%	**	2.5%	2.5%
Toronto	Zone 13 - North York (Southeast)	-0.1%	2.5%	-0.1%	7.9%	2.5%	2.5%
Toronto	Zone 14 - North York (Northeast)	10.3%	2.5%	2.5%	3.0%	2.5%	2.5%
Toronto	Zone 15 - North York (Southwest)	3.3%	2.5%	2.5%	**	2.5%	2.5%
Toronto	Zone 16 - North York (N. Central)	0.9%	2.5%	0.9%	**	2.5%	2.5%
Toronto	Zone 17 - North York (Northwest)	4.0%	2.5%	2.5%	-10.8%	2.5%	-10.8%
Toronto	Zone 18 - Mississauga (South)	5.3%	2.5%	2.5%	-16.9%	2.5%	-16.9%
Toronto	Zone 19 - Mississauga (Northwest)	-0.2%	2.5%	-0.2%	-2.0%	2.5%	-2.0%
Toronto	Zone 20 - Mississauga (Northeast)	2.7%	2.5%	2.5%	9.4%	2.5%	2.5%
Toronto	Zone 21 - Brampton (West)	2.6%	2.5%	2.5%	**	2.5%	2.5%
Toronto	Zone 22 - Brampton (East)	3.5%	2.5%	2.5%	**	2.5%	2.5%
Toronto	Zone 23 - Oakville	2.3%	2.5%	2.3%	**	2.5%	2.5%
Toronto	Zone 24 - Caledon	**	2.5%	2.5%	**	2.5%	2.5%

2023 Market Rent Index Table

Name	District (CA, CMA, Zone)	Apartment Average Rent			(Row) Townhouse Average Rent		
		CMHC RMS 2020-21 % change	2023 Ontario Rent Increase Guideline	2023 Market Rent Index (MRI)	CMHC RMS 2020-21 % change	2023 Ontario Rent Increase Guideline	2023 Market Rent Index (MRI)
Toronto	Zone 25 - R. Hill, Vaughan, King	-1.8%	2.5%	-1.8%	**	2.5%	2.5%
Toronto	Zone 26 - Aurora, Newmarket, Whit-St.	-0.3%	2.5%	-0.3%	**	2.5%	2.5%
Toronto	Zone 27 - Markham	-2.5%	2.5%	-2.5%	**	2.5%	2.5%
Toronto	Zone 28 - Pickering/Ajax/Uxbridge	-0.6%	2.5%	-0.6%	**	2.5%	2.5%
Toronto	Zone 29 - Milton, Halton Hills	3.0%	2.5%	2.5%	**	2.5%	2.5%
Toronto	Zone 30 - Orangeville	2.1%	2.5%	2.1%	**	2.5%	2.5%
Toronto	Zone 31 - Bradford, W. Gwillimbury	5.5%	2.5%	2.5%	**	2.5%	2.5%
West Nipissing Town	West Nipissing Town	5.0%	2.5%	2.5%	**	2.5%	2.5%
Windsor	Windsor CMA	11.0%	2.5%	2.5%	6.2%	2.5%	2.5%
Windsor	Zone 1 - Centre	14.9%	2.5%	2.5%	**	2.5%	2.5%
Windsor	Zone 2 - East Inner	11.4%	2.5%	2.5%	**	2.5%	2.5%
Windsor	Zone 3 - East Outer	9.8%	2.5%	2.5%	**	2.5%	2.5%
Windsor	Zone 4 - West	8.2%	2.5%	2.5%	**	2.5%	2.5%
Windsor	Zone 5 - Amherstburg Township	15.4%	2.5%	2.5%	**	2.5%	2.5%
Windsor	Zone 6 - Remainder	-0.7%	2.5%	-0.7%	**	2.5%	2.5%
Woodstock CA	Woodstock CA	-5.8%	2.5%	-5.8%	1.1%	2.5%	1.1%

Sources:

1. Canada Mortgage and Housing Corporation (CMHC)'s Rental Market Survey (RMS).
2. Ontario 2023 Rent Increase Guideline.

Notes:

- ** 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.
- Census Agglomeration (CA); Census Metropolitan Area (CMA).