



Housing Services Notice

Date: April 14, 2026

HSN#: 2026-02

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

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

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

Reference:

- *Average Rent Tables (see attachment)*
- *Contribution Agreements for Affordable Housing Programs*

Background:

Rental units that received funding under the Affordable Housing Programs (AHP, IAH, SIF, OPHI) are required to maintain “affordable” rents.

“Affordable” rents are generally defined as the greater of:

- 80% of the average market rent (AMR) for the area as determined by the annual Canada Mortgage and Housing Corporation (CMHC) survey, or

- The modified Ontario Works Shelter allowance as calculated by the Ontario Ministry of Municipal Affairs and Housing (MMAH).

In some geographic areas where CMHC rental housing data was not available, initial affordable rents for some Affordable Housing projects were set by an agreement with the DNSSAB and have been inflated annually by the rent increase guidelines as set by the MMAH.

The table attached has been issued by MMAH and shows average market rents (AMR) for the Nipissing District for bachelor, one-bedroom, two bedroom, three bedroom, and four-bedroom apartments. The rents calculated for the Nipissing District are weighted averages of the data from North Bay and West Nipissing (weighted by the number of units as surveyed by CMHC).

Where permitted in agreements, the DNSSAB will accept CMHC rent data specific to the municipality instead of the weighted average for the district. CMHC rent data can be found using CMHC's Market Information Portal:

<https://www03.cmhc-schl.gc.ca/hmip-pimh/#Profile/1/1/Canada>

Action:

Affordable Housing projects must ensure that their funded units have rents set at or below the applicable affordable amounts.

As needed, the DNSSAB can provide Affordable Housing providers with more information on the affordable rents specific to their projects.

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

Housing Access

705-474-2151 ext. 45589

housing.access@dnssab.ca

Sincerely,

Tana Corbeil
Supervisor, Housing Programs, DNSSAB

Table 1: 2026 Allowable Rent for Bachelor Apartments (subject to annual review)				
Service Manager Area	Average Market Rent (AMR) (Bachelor)	80% of AMR	Modified OW Shelter Allowance	Allowable Average Rent Per Unit
City of Toronto	\$1,499	\$1,199	\$410	\$1,199
Central	\$1,482	\$1,186	\$410	\$1,186
Regional Municipality of Durham	\$1,330	\$1,064	\$410	\$1,064
Regional Municipality of Halton	\$1,460	\$1,168	\$410	\$1,168
City of Hamilton	\$1,052	\$842	\$410	\$842
District Municipality of Muskoka	\$1,012	\$810	\$410	\$810
Regional Municipality of Niagara	\$1,183	\$946	\$410	\$946
Regional Municipality of Peel	\$1,303	\$1,042	\$410	\$1,042
County of Simcoe	\$1,003	\$802	\$410	\$802
Regional Municipality of York	\$1,297	\$1,038	\$410	\$1,038
Eastern	\$1,281	\$1,025	\$410	\$1,025
City of Cornwall	\$951	\$761	\$410	\$761
County of Hastings	\$1,065	\$852	\$410	\$852
City of Kawartha Lakes	**	**	\$410	\$410
City of Kingston	\$1,202	\$962	\$410	\$962
County of Lanark	**	**	\$410	\$410
UC of Leeds and Grenville	\$976	\$781	\$410	\$781
County of Lennox and Addington	\$964	\$771	\$410	\$771
County of Northumberland	\$1,148	\$918	\$410	\$918
City of Ottawa	\$1,331	\$1,065	\$410	\$1,065
City of Peterborough	\$990	\$792	\$410	\$792
UC of Prescott and Russell	\$590	\$472	\$410	\$472
County of Renfrew	**	**	\$410	\$410
Southwestern	\$1,082	\$866	\$410	\$866
City of Brantford	\$1,204	\$963	\$410	\$963
County of Bruce	**	**	\$410	\$410
Municipality of Chatham-Kent	\$1,198	\$958	\$410	\$958
County of Dufferin	\$1,350	\$1,080	\$410	\$1,080
County of Grey	\$929	\$743	\$410	\$743
County of Huron	**	**	\$410	\$410
County of Lambton	\$988	\$790	\$410	\$790
City of London	\$1,079	\$863	\$410	\$863
County of Norfolk	\$667	\$534	\$410	\$534
County of Oxford	\$1,026	\$821	\$410	\$821
City of St. Thomas	\$959	\$767	\$410	\$767
City of Stratford	\$1,083	\$866	\$410	\$866
Regional Municipality of Waterloo	\$1,261	\$1,009	\$410	\$1,009
County of Wellington	\$1,317	\$1,054	\$410	\$1,054
City of Windsor	\$942	\$754	\$410	\$754
Northeastern	\$879	\$703	\$410	\$703
Algoma DSSAB	\$918	\$734	\$410	\$734
Cochrane DSSAB	\$859	\$687	\$410	\$687
City of Greater Sudbury	\$904	\$723	\$410	\$723
Manitoulin - Sudbury DSSAB	**	**	\$410	\$410
Nipissing DSSAB	\$807	\$646	\$410	\$646
Parry Sound DSSAB	**	**	\$410	\$410
City of Sault Ste. Marie	\$942	\$754	\$410	\$754
Timiskaming DSSAB	**	**	\$410	\$410
Northwestern	\$950	\$760	\$410	\$760
Kenora DSSAB	**	**	\$410	\$410
Rainy River DSSAB	**	**	\$410	\$410
Thunder Bay DSSAB	\$976	\$781	\$410	\$781
Ontario	\$1,360	\$1,088	\$410	\$1,088

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

Modified OW Shelter Allowance = \$390 * 105% = \$410

Table 2: 2026 Allowable Rent for 1-Bedroom Apartments (subject to annual review)

Service Manager Area	Average Market Rent (AMR) 1 - Bedroom	80% of AMR	Modified OW Shelter Allowance	Allowable Average Rent Per Unit
City of Toronto	\$1,763	\$1,410	\$542	\$1,410
Central	\$1,751	\$1,401	\$542	\$1,401
Regional Municipality of Durham	\$1,573	\$1,258	\$542	\$1,258
Regional Municipality of Halton	\$1,777	\$1,422	\$542	\$1,422
City of Hamilton	\$1,343	\$1,074	\$542	\$1,074
District Municipality of Muskoka	\$1,347	\$1,078	\$542	\$1,078
Regional Municipality of Niagara	\$1,313	\$1,050	\$542	\$1,050
Regional Municipality of Peel	\$1,754	\$1,403	\$542	\$1,403
County of Simcoe	\$1,475	\$1,180	\$542	\$1,180
Regional Municipality of York	\$1,783	\$1,426	\$542	\$1,426
Eastern	\$1,533	\$1,226	\$542	\$1,226
City of Cornwall	\$1,078	\$862	\$542	\$862
County of Hastings	\$1,340	\$1,072	\$542	\$1,072
City of Kawartha Lakes	\$1,311	\$1,049	\$542	\$1,049
City of Kingston	\$1,505	\$1,204	\$542	\$1,204
County of Lanark	\$1,519	\$1,215	\$542	\$1,215
UC of Leeds and Grenville	\$1,175	\$940	\$542	\$940
County of Lennox and Addington	\$1,247	\$998	\$542	\$998
County of Northumberland	\$1,465	\$1,172	\$542	\$1,172
City of Ottawa	\$1,597	\$1,278	\$542	\$1,278
City of Peterborough	\$1,245	\$996	\$542	\$996
UC of Prescott and Russell	\$948	\$758	\$542	\$758
County of Renfrew	\$1,140	\$912	\$542	\$912
Southwestern	\$1,374	\$1,099	\$542	\$1,099
City of Brantford	\$1,448	\$1,158	\$542	\$1,158
County of Bruce	\$1,254	\$1,003	\$542	\$1,003
Municipality of Chatham-Kent	\$1,203	\$962	\$542	\$962
County of Dufferin	\$1,463	\$1,170	\$542	\$1,170
County of Grey	\$1,101	\$881	\$542	\$881
County of Huron	\$1,205	\$964	\$542	\$964
County of Lambton	\$1,249	\$999	\$542	\$999
City of London	\$1,381	\$1,105	\$542	\$1,105
County of Norfolk	\$1,051	\$841	\$542	\$841
County of Oxford	\$1,350	\$1,080	\$542	\$1,080
City of St. Thomas	\$1,187	\$950	\$542	\$950
City of Stratford	\$1,494	\$1,195	\$542	\$1,195
Regional Municipality of Waterloo	\$1,545	\$1,236	\$542	\$1,236
County of Wellington	\$1,602	\$1,282	\$542	\$1,282
City of Windsor	\$1,192	\$954	\$542	\$954
Northeastern	\$1,173	\$938	\$542	\$938
Algoma DSSAB	\$1,109	\$887	\$542	\$887
Cochrane DSSAB	\$1,185	\$948	\$542	\$948
City of Greater Sudbury	\$1,244	\$995	\$542	\$995
Manitoulin - Sudbury DSSAB	**	**	\$542	\$542
Nipissing DSSAB	\$1,051	\$841	\$542	\$841
Parry Sound DSSAB	**	**	\$542	\$542
City of Sault Ste. Marie	\$1,168	\$934	\$542	\$934
Timiskaming DSSAB	**	**	\$542	\$542
Northwestern	\$1,163	\$930	\$542	\$930
Kenora DSSAB	\$1,005	\$804	\$542	\$804
Rainy River DSSAB	**	**	\$542	\$542
Thunder Bay DSSAB	\$1,173	\$938	\$542	\$938
Ontario	\$1,590	\$1,272	\$542	\$1,272

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 allowance for one Modified OW Shelter Allowance = \$516 * 105% = \$542 (accounts for uncertainty if 1 or 2 people live in a 1-bdrm unit)

Table 3: 2026 Allowable Rent for 2-Bedroom Apartments (subject to annual review)

Service Manager Area	Average Market Rent (AMR) 2 Bedroom	80% of AMR	Modified OW Shelter Allowance	Allowable Average Rent Per Unit
City of Toronto	\$2,055	\$1,644	\$732	\$1,644
Central	\$2,020	\$1,616	\$732	\$1,616
Regional Municipality of Durham	\$1,748	\$1,398	\$732	\$1,398
Regional Municipality of Halton	\$2,128	\$1,702	\$732	\$1,702
City of Hamilton	\$1,527	\$1,222	\$732	\$1,222
District Municipality of Muskoka	\$1,560	\$1,248	\$732	\$1,248
Regional Municipality of Niagara	\$1,527	\$1,222	\$732	\$1,222
Regional Municipality of Peel	\$2,013	\$1,610	\$732	\$1,610
County of Simcoe	\$1,651	\$1,321	\$732	\$1,321
Regional Municipality of York	\$2,024	\$1,619	\$732	\$1,619
Eastern	\$1,762	\$1,410	\$732	\$1,410
City of Cornwall	\$1,277	\$1,022	\$732	\$1,022
County of Hastings	\$1,484	\$1,187	\$732	\$1,187
City of Kawartha Lakes	\$1,561	\$1,249	\$732	\$1,249
City of Kingston	\$1,767	\$1,414	\$732	\$1,414
County of Lanark	\$2,361	\$1,889	\$732	\$1,889
UC of Leeds and Grenville	\$1,322	\$1,058	\$732	\$1,058
County of Lennox and Addington	\$1,323	\$1,058	\$732	\$1,058
County of Northumberland	\$1,582	\$1,266	\$732	\$1,266
City of Ottawa	\$1,926	\$1,541	\$732	\$1,541
City of Peterborough	\$1,518	\$1,214	\$732	\$1,214
UC of Prescott and Russell	\$1,463	\$1,170	\$732	\$1,170
County of Renfrew	\$1,312	\$1,050	\$732	\$1,050
Southwestern	\$1,629	\$1,303	\$732	\$1,303
City of Brantford	\$1,619	\$1,295	\$732	\$1,295
County of Bruce	\$1,783	\$1,426	\$732	\$1,426
Municipality of Chatham-Kent	\$1,387	\$1,110	\$732	\$1,110
County of Dufferin	\$1,714	\$1,371	\$732	\$1,371
County of Grey	\$1,243	\$994	\$732	\$994
County of Huron	\$1,804	\$1,443	\$732	\$1,443
County of Lambton	\$1,522	\$1,218	\$732	\$1,218
City of London	\$1,654	\$1,323	\$732	\$1,323
County of Norfolk	\$1,037	\$830	\$732	\$830
County of Oxford	\$1,572	\$1,258	\$732	\$1,258
City of St. Thomas	\$1,599	\$1,279	\$732	\$1,279
City of Stratford	\$1,564	\$1,251	\$732	\$1,251
Regional Municipality of Waterloo	\$1,832	\$1,466	\$732	\$1,466
County of Wellington	\$1,781	\$1,425	\$732	\$1,425
City of Windsor	\$1,454	\$1,163	\$732	\$1,163
Northeastern	\$1,430	\$1,144	\$732	\$1,144
Algoma DSSAB	\$1,249	\$999	\$732	\$999
Cochrane DSSAB	\$1,299	\$1,039	\$732	\$1,039
City of Greater Sudbury	\$1,558	\$1,246	\$732	\$1,246
Manitoulin - Sudbury DSSAB	**	**	\$732	\$732
Nipissing DSSAB	\$1,367	\$1,094	\$732	\$1,094
Parry Sound DSSAB	**	**	\$732	\$732
City of Sault Ste. Marie	\$1,363	\$1,090	\$732	\$1,090
Timiskaming DSSAB	**	**	\$732	\$732
Northwestern	\$1,479	\$1,183	\$732	\$1,183
Kenora DSSAB	**	**	\$732	\$732
Rainy River DSSAB	**	**	\$732	\$732
Thunder Bay DSSAB	\$1,495	\$1,196	\$732	\$1,196
Ontario	\$1,827	\$1,462	\$732	\$1,462

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 allowance for one Modified OW Shelter Allowance = \$697 * 105% = \$732 (model assumes 3 people living in 2-bdrm unit)

Table 4: 2026 Allowable Rent for 3-Bedroom Apartments (subject to annual review)

Service Manager Area	Average Market Rent (AMR) 3 Bedroom	80% of AMR	Modified OW Shelter Allowance	Allowable Average Rent Per Unit
City of Toronto	\$2,351	\$1,881	\$794	\$1,881
Central	\$2,296	\$1,837	\$794	\$1,837
Regional Municipality of Durham	\$1,909	\$1,527	\$794	\$1,527
Regional Municipality of Halton	\$2,407	\$1,926	\$794	\$1,926
City of Hamilton	\$1,690	\$1,352	\$794	\$1,352
District Municipality of Muskoka	\$2,418	\$1,934	\$794	\$1,934
Regional Municipality of Niagara	\$1,643	\$1,314	\$794	\$1,314
Regional Municipality of Peel	\$2,117	\$1,694	\$794	\$1,694
County of Simcoe	\$1,833	\$1,466	\$794	\$1,466
Regional Municipality of York	\$2,655	\$2,124	\$794	\$2,124
Eastern	\$2,021	\$1,617	\$794	\$1,617
City of Cornwall	\$1,363	\$1,090	\$794	\$1,090
County of Hastings	\$1,858	\$1,486	\$794	\$1,486
City of Kawartha Lakes	**	**	\$794	\$794
City of Kingston	\$2,226	\$1,781	\$794	\$1,781
County of Lanark	**	**	\$794	\$794
UC of Leeds and Grenville	\$1,247	\$998	\$794	\$998
County of Lennox and Addington	**	**	\$794	\$794
County of Northumberland	\$1,895	\$1,516	\$794	\$1,516
City of Ottawa	\$2,154	\$1,723	\$794	\$1,723
City of Peterborough	\$1,722	\$1,378	\$794	\$1,378
UC of Prescott and Russell	**	**	\$794	\$794
County of Renfrew	\$1,592	\$1,274	\$794	\$1,274
Southwestern	\$1,730	\$1,384	\$794	\$1,384
City of Brantford	\$1,680	\$1,344	\$794	\$1,344
County of Bruce	\$1,828	\$1,462	\$794	\$1,462
Municipality of Chatham-Kent	\$1,180	\$944	\$794	\$944
County of Dufferin	\$1,752	\$1,402	\$794	\$1,402
County of Grey	\$1,344	\$1,075	\$794	\$1,075
County of Huron	**	**	\$794	\$794
County of Lambton	\$1,712	\$1,370	\$794	\$1,370
City of London	\$1,930	\$1,544	\$794	\$1,544
County of Norfolk	**	**	\$794	\$794
County of Oxford	\$1,926	\$1,541	\$794	\$1,541
City of St. Thomas	\$2,241	\$1,793	\$794	\$1,793
City of Stratford	\$1,698	\$1,358	\$794	\$1,358
Regional Municipality of Waterloo	\$1,998	\$1,598	\$794	\$1,598
County of Wellington	\$2,034	\$1,627	\$794	\$1,627
City of Windsor	\$1,292	\$1,034	\$794	\$1,034
Northeastern	\$1,646	\$1,317	\$794	\$1,317
Algoma DSSAB	\$1,329	\$1,063	\$794	\$1,063
Cochrane DSSAB	**	**	\$794	\$794
City of Greater Sudbury	\$1,819	\$1,455	\$794	\$1,455
Manitoulin - Sudbury DSSAB	**	**	\$794	\$794
Nipissing DSSAB	**	**	\$794	\$794
Parry Sound DSSAB	**	**	\$794	\$794
City of Sault Ste. Marie	\$1,465	\$1,172	\$794	\$1,172
Timiskaming DSSAB	**	**	\$794	\$794
Northwestern	\$1,815	\$1,452	\$794	\$1,452
Kenora DSSAB	**	**	\$794	\$794
Rainy River DSSAB	**	**	\$794	\$794
Thunder Bay DSSAB	\$1,827	\$1,462	\$794	\$1,462
Ontario	\$2,136	\$1,709	\$794	\$1,709

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

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

Table 5: 2026 Allowable Rent for 4-Bedroom Apartments (subject to annual review)

Service Manager Area	Average Market Rent (AMR) 4 Bedroom	80% of AMR	Modified OW Shelter Allowance	Allowable Average Rent Per Unit
City of Toronto	\$3,245	\$2,596	\$856	\$2,596
Central	\$3,094	\$2,475	\$856	\$2,475
Regional Municipality of Durham	**	**	\$856	\$856
Regional Municipality of Halton	**	**	\$856	\$856
City of Hamilton	**	**	\$856	\$856
District Municipality of Muskoka	**	**	\$856	\$856
Regional Municipality of Niagara	**	**	\$856	\$856
Regional Municipality of Peel	**	**	\$856	\$856
County of Simcoe	**	**	\$856	\$856
Regional Municipality of York	**	**	\$856	\$856
Eastern	\$3,681	\$2,945	\$856	\$2,945
City of Cornwall	**	**	\$856	\$856
County of Hastings	**	**	\$856	\$856
City of Kawartha Lakes	**	**	\$856	\$856
City of Kingston	\$4,143	\$3,314	\$856	\$3,314
County of Lanark	**	**	\$856	\$856
UC of Leeds and Grenville	**	**	\$856	\$856
County of Lennox and Addington	**	**	\$856	\$856
County of Northumberland	**	**	\$856	\$856
City of Ottawa	\$3,211	\$2,569	\$856	\$2,569
City of Peterborough	**	**	\$856	\$856
UC of Prescott and Russell	**	**	\$856	\$856
County of Renfrew	**	**	\$856	\$856
Southwestern	**	**	\$856	\$856
City of Brantford	**	**	\$856	\$856
County of Bruce	**	**	\$856	\$856
Municipality of Chatham-Kent	**	**	\$856	\$856
County of Dufferin	**	**	\$856	\$856
County of Grey	**	**	\$856	\$856
County of Huron	**	**	\$856	\$856
County of Lambton	**	**	\$856	\$856
City of London	**	**	\$856	\$856
County of Norfolk	**	**	\$856	\$856
County of Oxford	**	**	\$856	\$856
City of St. Thomas	**	**	\$856	\$856
City of Stratford	**	**	\$856	\$856
Regional Municipality of Waterloo	**	**	\$856	\$856
County of Wellington	**	**	\$856	\$856
City of Windsor	**	**	\$856	\$856
Northeastern	**	**	\$856	\$856
Algoma DSSAB	**	**	\$856	\$856
Cochrane DSSAB	**	**	\$856	\$856
City of Greater Sudbury	**	**	\$856	\$856
Manitoulin - Sudbury DSSAB	**	**	\$856	\$856
Nipissing DSSAB	**	**	\$856	\$856
Parry Sound DSSAB	**	**	\$856	\$856
City of Sault Ste. Marie	**	**	\$856	\$856
Timiskaming DSSAB	**	**	\$856	\$856
Northwestern	**	**	\$856	\$856
Kenora DSSAB	**	**	\$856	\$856
Rainy River DSSAB	**	**	\$856	\$856
Thunder Bay DSSAB	**	**	\$856	\$856
Ontario	\$3,170	\$2,536	\$856	\$2,536

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 2025

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

Service Manager Area	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total Bedroom
City of Toronto	\$1,499	\$1,763	\$2,055	\$2,351	\$3,245	\$1,912
MSO Central	\$1,482	\$1,751	\$2,020	\$2,296	\$3,094	\$1,899
Regional Municipality of Durham	\$1,330	\$1,573	\$1,748	\$1,909	**	\$1,712
Regional Municipality of Halton	\$1,460	\$1,777	\$2,128	\$2,407	**	\$2,030
City of Hamilton	\$1,052	\$1,343	\$1,527	\$1,690	**	\$1,434
District Municipality of Muskoka	\$1,012	\$1,347	\$1,560	\$2,418	**	\$1,540
Regional Municipality of Niagara	\$1,183	\$1,313	\$1,527	\$1,643	**	\$1,442
Regional Municipality of Peel	\$1,303	\$1,754	\$2,013	\$2,117	**	\$1,910
County of Simcoe	\$1,003	\$1,475	\$1,651	\$1,833	**	\$1,573
Regional Municipality of York	\$1,297	\$1,783	\$2,024	\$2,655	**	\$1,930
MSO Eastern	\$1,281	\$1,533	\$1,762	\$2,021	\$3,681	\$1,649
City of Cornwall	\$951	\$1,078	\$1,277	\$1,363	**	\$1,213
County of Hastings	\$1,065	\$1,340	\$1,484	\$1,858	**	\$1,452
City of Kawartha Lakes	**	\$1,311	\$1,561	**	**	\$1,415
City of Kingston	\$1,202	\$1,505	\$1,767	\$2,226	\$4,143	\$1,715
County of Lanark	**	\$1,519	\$2,361	**	**	\$2,137
UC of Leeds and Grenville	\$976	\$1,175	\$1,322	\$1,247	**	\$1,288
County of Lennox and Addington	\$964	\$1,247	\$1,323	**	**	\$1,291
County of Northumberland	\$1,148	\$1,465	\$1,582	\$1,895	**	\$1,565
City of Ottawa	\$1,331	\$1,597	\$1,926	\$2,154	\$3,211	\$1,725
City of Peterborough	\$990	\$1,245	\$1,518	\$1,722	**	\$1,418
UC of Prescott and Russell	\$590	\$948	\$1,463	**	**	\$1,291
County of Renfrew	**	\$1,140	\$1,312	\$1,592	**	\$1,264
MSO Western	\$1,082	\$1,374	\$1,629	\$1,730	**	\$1,515
City of Brantford	\$1,204	\$1,448	\$1,619	\$1,680	**	\$1,554
County of Bruce	**	\$1,254	\$1,783	\$1,828	**	\$1,672
Municipality of Chatham-Kent	\$1,198	\$1,203	\$1,387	\$1,180	**	\$1,305
County of Dufferin	\$1,350	\$1,463	\$1,714	\$1,752	**	\$1,582
County of Grey	\$929	\$1,101	\$1,243	\$1,344	**	\$1,195
County of Huron	**	\$1,205	\$1,804	**	**	\$1,549
County of Lambton	\$988	\$1,249	\$1,522	\$1,712	**	\$1,414
City of London	\$1,079	\$1,381	\$1,654	\$1,930	**	\$1,541
County of Norfolk	\$667	\$1,051	\$1,037	**	**	\$1,035
County of Oxford	\$1,026	\$1,350	\$1,572	\$1,926	**	\$1,510
City of St. Thomas	\$959	\$1,187	\$1,599	\$2,241	**	\$1,438
City of Stratford	\$1,083	\$1,494	\$1,564	\$1,698	**	\$1,540
Regional Municipality of Waterloo	\$1,261	\$1,545	\$1,832	\$1,998	**	\$1,726
County of Wellington	\$1,317	\$1,602	\$1,781	\$2,034	**	\$1,711
City of Windsor	\$942	\$1,192	\$1,454	\$1,292	**	\$1,287
MSO Northeastern	\$879	\$1,173	\$1,430	\$1,646	**	\$1,338
Algoma DSSAB	\$918	\$1,109	\$1,249	\$1,329	**	\$1,201
Cochrane DSSAB	\$859	\$1,185	\$1,299	**	**	\$1,257
City of Greater Sudbury	\$904	\$1,244	\$1,558	\$1,819	**	\$1,446
Manitoulin - Sudbury DSSAB	**	**	**	**	**	**
Nipissing DSSAB	\$807	\$1,051	\$1,367	**	**	\$1,249
Parry Sound DSSAB	**	**	**	**	**	**
City of Sault Ste. Marie	\$942	\$1,168	\$1,363	\$1,465	**	\$1,292
Timiskaming DSSAB	**	**	**	**	**	**
MSO Northwestern	\$950	\$1,163	\$1,479	\$1,815	**	\$1,363
Kenora DSSAB	**	\$1,005	**	**	**	\$1,080
Rainy River DSSAB	**	**	**	**	**	**
Thunder Bay DSSAB	\$976	\$1,173	\$1,495	\$1,827	**	\$1,379
Ontario	\$1,360	\$1,590	\$1,827	\$2,136	\$3,170	\$1,727

Source: Rental Market Survey (RMS), 2025 Canada Mortgage and Housing Corp.

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