

2021 Market Rent Index Table - SHN-20-06a							
Name	District (CA, CMA, Zone)	Apartment Average Rent			(Row) Townhouse Average Rent		
		CMHC RMS 2018-19 % change	2021 Residential Tenancy Act Guideline (with Rent Freeze)	2021 MRI	CMHC RMS 2018-19 % change	2021 Residential Tenancy Act Guideline (with Rent Freeze)	2021 MRI
Barrie	Barrie CMA	1.8%	0.0%	0.0%	5.0%	0.0%	0.0%
Barrie	Zone 1 - South	1.8%	0.0%	0.0%	5.0%	0.0%	0.0%
Barrie	Zone 2 - North	1.8%	0.0%	0.0%	5.0%	0.0%	0.0%
Belleville	Belleville CMA	7.1%	0.0%	0.0%	4.0%	0.0%	0.0%
Belleville	Zone 1 - City of Belleville	7.1%	0.0%	0.0%	6.7%	0.0%	0.0%
Belleville	Zone 2 - City of Quinte West	7.0%	0.0%	0.0%	**	0.0%	0.0%
Bracebridge Town	Bracebridge Town	15.3%	0.0%	0.0%	**	0.0%	0.0%
Brantford	Brantford CMA	4.7%	0.0%	0.0%	2.0%	0.0%	0.0%
Brant City	Brant City	4.7%	0.0%	0.0%	2.0%	0.0%	0.0%
Brockville CA	Brockville CA	3.1%	0.0%	0.0%	11.7%	0.0%	0.0%
Chatham	Chatham-Kent CA	7.1%	0.0%	0.0%	9.8%	0.0%	0.0%
Chatham	Zone 1 - Chatham City	5.4%	0.0%	0.0%	6.9%	0.0%	0.0%
Chatham	Zone 2 - Wallaceburg	4.5%	0.0%	0.0%	8.1%	0.0%	0.0%
Chatham	Zone 3 - Rest of Kent	18.6%	0.0%	0.0%	13.9%	0.0%	0.0%
Cobourg CA	Cobourg CA	4.6%	0.0%	0.0%	**	0.0%	0.0%
Collingwood CA	Collingwood CA	4.8%	0.0%	0.0%	**	0.0%	0.0%
Cornwall	Cornwall CA	6.4%	0.0%	0.0%	13.0%	0.0%	0.0%
Cornwall	Zone 1 - City Centre	7.5%	0.0%	0.0%	18.7%	0.0%	0.0%
Cornwall	Zone 2 - City North	6.5%	0.0%	0.0%	**	0.0%	0.0%
Cornwall	Zone 3 - Outlying Areas	**	0.0%	0.0%	**	0.0%	0.0%
Elliot Lake CA	Elliot Lake CA	12.8%	0.0%	0.0%	**	0.0%	0.0%
Georgian Highlands Town	Georgian Highlands Town	**	0.0%	0.0%	**	0.0%	0.0%
Gravenhurst Town	Gravenhurst Town	4.3%	0.0%	0.0%	**	0.0%	0.0%
Greater Napanee Town	Greater Napanee Town	7.5%	0.0%	0.0%	**	0.0%	0.0%
Guelph	Guelph CMA	10.7%	0.0%	0.0%	4.6%	0.0%	0.0%
Guelph	Zone 1 - West	15.6%	0.0%	0.0%	**	0.0%	0.0%
Guelph	Zone 2 - South	7.2%	0.0%	0.0%	3.3%	0.0%	0.0%
Guelph	Zone 3 - East	4.3%	0.0%	0.0%	**	0.0%	0.0%

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	Zone 4 - Guelph/Eramosa/Puslinch	**	0.0%	0.0%	**	0.0%	0.0%
Haldimand Town	Haldimand Town	0.8%	0.0%	0.0%	**	0.0%	0.0%
Hamilton	Hamilton CMA	5.2%	0.0%	0.0%	1.1%	0.0%	0.0%
Hamilton	Zone 1 - Downtown Core	7.7%	0.0%	0.0%	**	0.0%	0.0%
Hamilton	Zone 2 - Central East	4.0%	0.0%	0.0%	**	0.0%	0.0%
Hamilton	Zone 3 - East End	3.4%	0.0%	0.0%	9.1%	0.0%	0.0%
Hamilton	Zone 4 - Central	3.6%	0.0%	0.0%	**	0.0%	0.0%
Hamilton	Zone 5 - West End	6.7%	0.0%	0.0%	n/u	0.0%	0.0%
Hamilton	Zone 6 - Mountain	1.2%	0.0%	0.0%	-2.6%	0.0%	-2.6%
Hamilton	Zone 7 - Grimsby and Stoney Creek	3.3%	0.0%	0.0%	**	0.0%	0.0%
Hamilton	Zone 8 - Burlington	6.5%	0.0%	0.0%	1.3%	0.0%	0.0%
Hamilton	Zone 9 - Ancast./Dundas/Flambor./Glanbrk.	5.5%	0.0%	0.0%	**	0.0%	0.0%
Hawkesbury CA	Hawkesbury CA	3.4%	0.0%	0.0%	9.2%	0.0%	0.0%
Huntsville Town	Huntsville Town	3.4%	0.0%	0.0%	**	0.0%	0.0%
Ingersoll Town	Ingersoll Town	4.0%	0.0%	0.0%	**	0.0%	0.0%
Kawartha Lakes CA	Kawartha Lakes CA	15.1%	0.0%	0.0%	**	0.0%	0.0%
Kenora CA	Kenora CA	16.7%	0.0%	0.0%	**	0.0%	0.0%
Kingston	Kingston CMA	4.7%	0.0%	0.0%	25.8%	0.0%	0.0%
Kingston	Zone 1 - Downtown Kingston	3.2%	0.0%	0.0%	**	0.0%	0.0%
Kingston	Zone 2 - Southwestern Kingston City	0.8%	0.0%	0.0%	**	0.0%	0.0%
Kingston	Zone 3 - Northern Kingston City	9.1%	0.0%	0.0%	**	0.0%	0.0%
Kingston	Zone 4 - Rest of Kingston CMA	6.9%	0.0%	0.0%	11.2%	0.0%	0.0%
Kitchener	Kitchener CMA	2.2%	0.0%	0.0%	0.9%	0.0%	0.0%
Kitchener	Zone 1 - Kitchener (East)	5.7%	0.0%	0.0%	0.7%	0.0%	0.0%
Kitchener	Zone 2 - Kitchener (Central)	9.4%	0.0%	0.0%	**	0.0%	0.0%
Kitchener	Zone 3 - Kitchener (West)	5.8%	0.0%	0.0%	-1.5%	0.0%	-1.5%
Kitchener	Kitchener City	6.1%	0.0%	0.0%	0.0%	0.0%	0.0%

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Kitchener	Zone 4 - Waterloo City	-4.9%	0.0%	-4.9%	3.2%	0.0%	0.0%
Kitchener	Zone 5 - Cambridge City	4.1%	0.0%	0.0%	1.9%	0.0%	0.0%
Kitchener	Zone 6 - Two Townships	-4.5%	0.0%	-4.5%	**	0.0%	0.0%
Lambton Shores City	Lambton Shores City	2.9%	0.0%	0.0%	**	0.0%	0.0%
Leamington CA	Leamington CA	23.7%	0.0%	0.0%	**	0.0%	0.0%
London	London CMA	2.9%	0.0%	0.0%	3.8%	0.0%	0.0%
London	Zone 1 - Downtown North	-5.9%	0.0%	-5.9%	**	0.0%	0.0%
London	Zone 2 - Northeast	6.9%	0.0%	0.0%	9.9%	0.0%	0.0%
London	Zone 3 - North	4.9%	0.0%	0.0%	**	0.0%	0.0%
London	Zone 4 - Northwest	2.3%	0.0%	0.0%	**	0.0%	0.0%
London	Zone 5 - Southwest	7.0%	0.0%	0.0%	4.0%	0.0%	0.0%
London	Zone 6 - South Central	6.4%	0.0%	0.0%	**	0.0%	0.0%
London	Zone 7 - South	0.3%	0.0%	0.0%	**	0.0%	0.0%
London	Zone 8 - East	8.8%	0.0%	0.0%	12.9%	0.0%	0.0%
London	Zone 9 - St. Thomas	-3.1%	0.0%	-3.1%	**	0.0%	0.0%
London	Zone 10 - Strathroy-Caradoc	23.6%	0.0%	0.0%	**	0.0%	0.0%
London	Zone 11 - Rest of CMA	7.0%	0.0%	0.0%	**	0.0%	0.0%
Midland CA	Midland CA	6.3%	0.0%	0.0%	**	0.0%	0.0%
Mississippi Mills Town	Mississippi Mills Town	n/u	0.0%	0.0%	**	0.0%	0.0%
Norfolk CA	Norfolk CA	5.3%	0.0%	0.0%	**	0.0%	0.0%
North Bay CA	North Bay CA	2.7%	0.0%	0.0%	8.2%	0.0%	0.0%
North Perth Town	North Perth Town	6.2%	0.0%	0.0%	**	0.0%	0.0%
Orillia CA	Orillia CA	5.2%	0.0%	0.0%	**	0.0%	0.0%
Oshawa	Oshawa CMA	1.1%	0.0%	0.0%	5.5%	0.0%	0.0%
Oshawa	Zone 1 - Oshawa (North)	-7.9%	0.0%	-7.9%	-4.0%	0.0%	-4.0%
Oshawa	Zone 2 - Oshawa (S./Central)	3.9%	0.0%	0.0%	**	0.0%	0.0%
Oshawa	Oshawa City (Zone 1-2)	-1.3%	0.0%	-1.3%	4.4%	0.0%	0.0%
Oshawa	Zone 3 - Whitby	7.9%	0.0%	0.0%	**	0.0%	0.0%

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Oshawa	Zone 4 - Clarington	12.7%	0.0%	0.0%	14.9%	0.0%	0.0%
Ottawa	Ottawa CMA	9.1%	0.0%	0.0%	8.9%	0.0%	0.0%
Ottawa	01-Downtown	10.9%	0.0%	0.0%	**	0.0%	0.0%
Ottawa	02-Sandy Hill/Lowertown	13.5%	0.0%	0.0%	**	0.0%	0.0%
Ottawa	03-Glebe/Old Ottawa South	6.6%	0.0%	0.0%	9.8%	0.0%	0.0%
Ottawa	04-Alta Vista/Hunt Club	6.3%	0.0%	0.0%	9.7%	0.0%	0.0%
Ottawa	05-Carlington/Iris	6.2%	0.0%	0.0%	31.5%	0.0%	0.0%
Ottawa	06-Chinatown/Hintonburg/Westboro N	19.8%	0.0%	0.0%	13.1%	0.0%	0.0%
Ottawa	07-New Edinb./Manor Park/Overbrook	5.1%	0.0%	0.0%	9.7%	0.0%	0.0%
Ottawa	08-Westboro S/Hampton Pk/Britannia	4.5%	0.0%	0.0%	**	0.0%	0.0%
Ottawa	09-Hunt Club South Keys	5.3%	0.0%	0.0%	-1.6%	0.0%	-1.6%
Ottawa	10-Vanier	11.1%	0.0%	0.0%	**	0.0%	0.0%
Ottawa	11-Gloucester North Orleans	6.8%	0.0%	0.0%	6.8%	0.0%	0.0%
Ottawa	12-Eastern Ottawa Surrounding Areas	8.0%	0.0%	0.0%	**	0.0%	0.0%
Ottawa	13-Nepean	5.0%	0.0%	0.0%	6.7%	0.0%	0.0%
Ottawa	14-Western Ottawa Areas	13.4%	0.0%	0.0%	**	0.0%	0.0%
Owen Sound CA	Owen Sound CA	3.5%	0.0%	0.0%	**	0.0%	0.0%
Pembroke CA	Pembroke CA	7.6%	0.0%	0.0%	**	0.0%	0.0%
Petawawa CA	Petawawa CA	-6.1%	0.0%	-6.1%	**	0.0%	0.0%
Peterborough	Peterborough CMA	2.6%	0.0%	0.0%	5.9%	0.0%	0.0%
Peterborough	Zone 1 - Downtown	2.9%	0.0%	0.0%	8.6%	0.0%	0.0%
Peterborough	Zone 2 - Rest of CA	2.3%	0.0%	0.0%	3.9%	0.0%	0.0%
Port Hope CA	Port Hope CA	4.5%	0.0%	0.0%	**	0.0%	0.0%
Prince Edward County	Prince Edward County	6.8%	0.0%	0.0%	20.5%	0.0%	0.0%
Sarnia CA	Sarnia CA	0.3%	0.0%	0.0%	11.7%	0.0%	0.0%
Saugeen Shores Town	Saugeen Shores Town	12.0%	0.0%	0.0%	**	0.0%	0.0%
Sault Ste. Marie	Sault Ste. Marie CA	-5.1%	0.0%	-5.1%	-1.4%	0.0%	-1.4%
Sault Ste. Marie	Zone 1 - Downtown	-2.1%	0.0%	-2.1%	**	0.0%	0.0%

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Sault Ste. Marie	Zone 2 - City East	-6.4%	0.0%	-6.4%	2.1%	0.0%	0.0%
Sault Ste. Marie	Zone 3 - City West	-4.1%	0.0%	-4.1%	**	0.0%	0.0%
South Huron Town	South Huron Town	2.7%	0.0%	0.0%	**	0.0%	0.0%
St. Catharines	St. Catharines-Niagara CMA	5.0%	0.0%	0.0%	10.5%	0.0%	0.0%
St. Catharines	Zone 1 - St. Catharines (Core)	6.5%	0.0%	0.0%	**	0.0%	0.0%
St. Catharines	Zone 2 - St. Catharines (North Remainder)	4.1%	0.0%	0.0%	0.8%	0.0%	0.0%
St. Catharines	Zone 3 - St. Catharines (South Remainder)	7.8%	0.0%	0.0%	**	0.0%	0.0%
St. Catharines	Zone 4 - Niagara Falls (Core)	8.0%	0.0%	0.0%	**	0.0%	0.0%
St. Catharines	Zone 5 - Niagara Falls (Remainder)	1.9%	0.0%	0.0%	**	0.0%	0.0%
St. Catharines	Zone 6 - Wellend	3.7%	0.0%	0.0%	**	0.0%	0.0%
St. Catharines	Zone 7 - Remainder of CMA	5.4%	0.0%	0.0%	**	0.0%	0.0%
St. Catharines	Zone 8 - Fort Erie	1.5%	0.0%	0.0%	**	0.0%	0.0%
Stratford CA	Stratford CA	3.8%	0.0%	0.0%	**	0.0%	0.0%
Sudbury	Greater Sudbury CMA	5.6%	0.0%	0.0%	8.3%	0.0%	0.0%
Sudbury	Zone 1 - Lockerby	5.1%	0.0%	0.0%	3.5%	0.0%	0.0%
Sudbury	Zone 2 - New Sudbury	5.9%	0.0%	0.0%	11.3%	0.0%	0.0%
Sudbury	Zone 3 - Old Sudbury	5.5%	0.0%	0.0%	27.9%	0.0%	0.0%
Sudbury	Zone 4 - Remainder Metropolitan Area	5.9%	0.0%	0.0%	-5.2%	0.0%	-5.2%
Temiskaming Shores CA	Temiskaming Shores CA	n/a	0.0%	0.0%	**	0.0%	0.0%
Thunder Bay	Thunder Bay CMA	4.1%	0.0%	0.0%	-6.5%	0.0%	-6.5%
Thunder Bay	Zone 1 - North Ward	3.2%	0.0%	0.0%	-13.5%	0.0%	-13.5%
Thunder Bay	Zone 2 - South Ward	5.3%	0.0%	0.0%	**	0.0%	0.0%
Tillsonburg CA	Tillsonburg CA	9.6%	0.0%	0.0%	**	0.0%	0.0%
Timmins CA	Timmins CA	6.0%	0.0%	0.0%	2.3%	0.0%	0.0%
Toronto	Toronto CMA	7.0%	0.0%	0.0%	1.4%	0.0%	0.0%
Toronto	Zone 1 - Former City of Toronto (Central)	10.1%	0.0%	0.0%	**	0.0%	0.0%
Toronto	Zone 2 - Former City of Toronto (East)	-4.3%	0.0%	-4.3%	**	0.0%	0.0%
Toronto	Zone 3 - Former City of Toronto (North)	6.2%	0.0%	0.0%	**	0.0%	0.0%

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Toronto	Zone 4 - Former City of Toronto (West)	8.1%	0.0%	0.0%	**	0.0%	0.0%
Toronto	Zone 5 - Etobicoke (South)	9.7%	0.0%	0.0%	**	0.0%	0.0%
Toronto	Zone 6 - Etobicoke (Central)	15.2%	0.0%	0.0%	-0.5%	0.0%	-0.5%
Toronto	Zone 7 - Etobicoke (North)	3.6%	0.0%	0.0%	5.6%	0.0%	0.0%
Toronto	Zone 8 - York	4.6%	0.0%	0.0%	**	0.0%	0.0%
Toronto	Zone 9 - East York	6.1%	0.0%	0.0%	6.4%	0.0%	0.0%
Toronto	Zone 10 - Scarborough (Central)	10.1%	0.0%	0.0%	**	0.0%	0.0%
Toronto	Zone 11 - Scarborough (North)	6.2%	0.0%	0.0%	**	0.0%	0.0%
Toronto	Zone 12 - Scarborough (East)	10.6%	0.0%	0.0%	**	0.0%	0.0%
Toronto	Zone 13 - North York (Southeast)	0.9%	0.0%	0.0%	1.5%	0.0%	0.0%
Toronto	Zone 14 - North York (Northeast)	7.4%	0.0%	0.0%	-2.3%	0.0%	-2.3%
Toronto	Zone 15 - North York (Southwest)	7.4%	0.0%	0.0%	**	0.0%	0.0%
Toronto	Zone 16 - North York (N.Central)	3.2%	0.0%	0.0%	**	0.0%	0.0%
Toronto	Zone 17 - North York (Northwest)	5.1%	0.0%	0.0%	18.2%	0.0%	0.0%
Toronto	Zone 18 - Mississauga (South)	4.2%	0.0%	0.0%	2.7%	0.0%	0.0%
Toronto	Zone 19 - Mississauga (Northwest)	5.7%	0.0%	0.0%	2.0%	0.0%	0.0%
Toronto	Zone 20 - Mississauga (Northeast)	6.2%	0.0%	0.0%	-2.5%	0.0%	-2.5%
Toronto	Zone 21 - Brampton (West)	6.7%	0.0%	0.0%	**	0.0%	0.0%
Toronto	Zone 22 - Brampton (East)	11.8%	0.0%	0.0%	**	0.0%	0.0%
Toronto	Zone 23 - Oakville	4.8%	0.0%	0.0%	**	0.0%	0.0%
Toronto	Zone 24 - Caledon	**	0.0%	0.0%	**	0.0%	0.0%
Toronto	Zone 25 - R. Hill, Vaughan, King	4.3%	0.0%	0.0%	**	0.0%	0.0%
Toronto	Zone 26 - Aurora, Newmkt, Whit-St.	8.9%	0.0%	0.0%	**	0.0%	0.0%
Toronto	Zone 27 - Markham	10.9%	0.0%	0.0%	**	0.0%	0.0%
Toronto	Zone 28 - Pickering/Ajax/Uxbridge	1.4%	0.0%	0.0%	**	0.0%	0.0%
Toronto	Zone 29 - Milton, Halton Hills	4.9%	0.0%	0.0%	**	0.0%	0.0%
Toronto	Zone 30 - Orangeville	1.1%	0.0%	0.0%	**	0.0%	0.0%
Toronto	Zone 31 - Bradford, W. Gwillimbury	9.6%	0.0%	0.0%	**	0.0%	0.0%

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West Nipissing Town	West Nipissing Town	-2.2%	0.0%	-2.2%	**	0.0%	0.0%
Windsor	Windsor CMA	6.4%	0.0%	0.0%	-7.4%	0.0%	-7.4%
Windsor	Zone 1 - Centre	8.9%	0.0%	0.0%	**	0.0%	0.0%
Windsor	Zone 2 - East Inner	5.8%	0.0%	0.0%	**	0.0%	0.0%
Windsor	Zone 3 - East Outer	6.1%	0.0%	0.0%	-12.8%	0.0%	-12.8%
Windsor	Zone 4 - West	3.4%	0.0%	0.0%	**	0.0%	0.0%
Windsor	Zone 5 - Amherstburg Township	11.4%	0.0%	0.0%	**	0.0%	0.0%
Windsor	Zone 6 - Remainder	2.2%	0.0%	0.0%	**	0.0%	0.0%
Woodstock CA	Woodstock CA	31.1%	0.0%	0.0%	35.0%	0.0%	0.0%

Sources:

1. CMHC, RMS: Canada Mortgage and Housing Corporation, Rental Market Survey.
2. Residential Tenancy Act (RTA), Guideline (based on 2021 Rent Freeze, Bill 204).
3. Statistics Canada's Consumer Price Index.

Notes:

1. Rent increase calculated based on the Residential Tenancy Act (RTA) guideline (based on 2021 Rent Freeze, Bill 204).
** 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

2. The 2021 Rent freeze excludes non-profit housing co-operative (co-op) members and Long-term care homes (Please see Qs & As for details).