



Housing Services Notice

Date: July 5, 2023

HSN#: 2023-06

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)

Subject: 2024 Rent Increase Guideline

Reference:

- 2023 Rent Increase Guideline:
 - English: <https://news.ontario.ca/en/release/1003223/ontario-capping-rent-increases-below-the-rate-of-inflation>
 - French: <https://news.ontario.ca/fr/release/1002167/ontario-plafonne-le-taux-legal-daugmentation-de-loyer-pour-2023-sous-linflation-a-25>
- Ontario Gazette: <https://www.ontario.ca/search/ontario-gazette>
- Residential Tenancies Act, 2006

Background:

The government of Ontario has capped the maximum rent increase that is permitted for 2024 to 2.5%. This is being done to strengthen protection for tenants from the average inflation rate in Ontario of 5.9%.

The rent increase guideline applies to the vast majority—approximately 1.4 million—of rental households that are covered by the Residential Tenancies Act.

Rent increases are not automatic or mandatory. Landlords may only raise rent if they give tenants 90 days written notice using the correct form. At least 12 months must have passed since the first date of the tenancy or the last rent increase. If a tenant believes they have received an improper rent increase they can apply to the Landlord and Tenant Board to request a correction.

Action:

The 2024 guideline applies to a rent increase that will take place between January 1, 2024 and December 31, 2024.

Effective January 1, 2024 to December 31, 2024, increases to market rent must not exceed 2.5% as per the 2024 Rent Increase Guideline.

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

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