



Housing Services Notice

Date: October 8, 2020

HSN#: 2020-19
(replaces HSN 2020-17)

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 is **not applicable** 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)
- Housing Access (Centralized Waiting List Services)

Subject: 2021 Rent Increase Guideline – REVISED – RENT FREEZE

Reference:

- 2021 Rent Increase Guideline:
 - English: <https://www.ontario.ca/page/residential-rent-increases>
 - French: <https://www.ontario.ca/fr/page/augmentations-loyer-residentielles>
- Residential Tenancies Act, 2006
- Helping Tenants and Small Businesses Act, 2020:
<https://www.ontario.ca/laws/statute/s20023?search=Helping+Tenants+and+Small+Businesses+Act>

Background:

On September 8, 2021 the DNSSAB issued Housing Services Notice 2020-17 that notified

housing provider of the rent increase guideline for 2021. That notice included a note that the provincial government had announced that it would be bringing forward legislation this fall that would freeze rents at 2020 levels so that the vast majority of tenants will not face an increase in 2021.

The Government of Ontario has now passed this legislation to freeze rents at 2020 levels. This means that rents will not increase in 2021 for the vast majority of rented units covered under the Residential Tenancies Act.

The rent freeze applies to most tenants living in:

- rented houses, apartments and condos (including units occupied for the first time for residential purposes after November 15, 2018)
- basement apartments
- care homes (including retirement homes)
- mobile home parks
- land lease communities
- rent-geared-to-income units and market rent units in community housing
- affordable housing units created through various federally and/or provincially funded programs

While the rent freeze will end on December 31, 2021, landlords can give proper 90 days' notice beforehand for a rent increase that takes effect in 2022.

Special Note for RGI/RTI:

PLEASE NOTE: As per the list above, this freeze on rents includes rent-geared-to-income (RGI) households under the Provincial Reformed, Municipal Non-Profit, Local Housing Corporation, and Rent Supplement programs and any RGI administered under Federal Operating Agreements. This also includes Federal Urban Native rent-to-income (RTI) households.

Therefore, any rent increases due to an annual or in-year review of RGI or RTI can only be implemented on January 1, 2022 or later. This applies to all rent increases including rent increases due to the loss RGI eligibility or due to increases in the minimum rent payable.

Decreases to RGI/RTI can be implemented normally per the applicable rules. RGI and RTI housing providers are asked to continue to conduct annual and in-year RGI/RTI reviews and provide the appropriate notice to those households.

Special Note for Subsidy Calculations:

For providers whose subsidy is calculated using rent indexes issued by the Province, please be aware that the Ministry of Municipal Affairs and Housing (MMAH) has indicated that they will be issuing revised rent indexes. The DNSSAB will provide these revised rent indices to housing providers in a separate Housing Services Notice once they are made available by the MMAH.

Action:

Effective January 1, 2021 to December 31, 2021, there can be no increases to rent (including RGI/RTI rent) as per the Helping Tenants and Small Businesses Act, 2020.

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:

Dan Malette
Bill Guilfoyle

705-474-2151 ext. 3149
705-474-2151 ext. 3351

dan.malette@dnssab.ca
bill.guilfoyle@dnssab.ca

Dee Johnson
Supervisor, Housing Programs
Housing Services, DNSSAB