



ISSUE SHEET

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2018 Rental Increase Guideline

Issue

Each year the Ontario government announces the province's rent increase guideline for the following year. The annual rent increase guideline is the maximum percentage by which a landlord can increase the rent for most tenants without approval from the Landlord and Tenant Board.

The 2018 rent increase guideline is 1.8 per cent.

Background

2011 – same

2012 – increase (2%)

2013 – same

2014 – increase (.8%)

2015 - same

2016 - increase (2%)

2017 – increase (1.5%)

Comparisons

2017 Market Rent Comparison

FAITH	(2 bedroom) - \$764	(3 bedroom) - \$815
6 th & Webster	(2 bedroom) - \$673	(3 bedroom) - \$697
4 th Street	(2 bedroom) - \$669	(3 bedroom) - \$777
Armit Ave		(3 bedroom)- \$777

DSSAB family units & FAITH will be recommending an increase of 1.8 % for 2018.

Current Market Rent

1.8% increase

2 Bedroom - \$726

2 bedroom - \$739

3 Bedroom - \$774

3 bedroom - \$787

NOTE: Tenants are responsible for gas, hydro, sewer & water. Fridge & stove

included. Tenants are also responsible for lawn moving and snow removal.

RECOMMENDATION:

That the Fort Frances Municipal Non Profit Housing Corporation board of directors approves a 1.8% Market Rent increase for 2018.