



# ISSUE SHEET

21 September, 2018

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## 2019 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 2019 rent increase guideline is 1.8 per cent.

### Background

2012 – increase (2%)

2013 – same

2014 – increase (.8%)

2015 - same

2016 - increase (2%)

2017 – increase (1.5%)

2018- same

### Comparisons

#### *2018 Market Rent Comparison*

FAITH	(2 bedroom) - \$777	(3 bedroom) - \$829
6 <sup>th</sup> & Webster	(2 bedroom) - \$685	(3 bedroom) - \$709
4 <sup>th</sup> Street	(2 bedroom) - \$681	(3 bedroom) - \$790
Armit Ave		(3 bedroom )- \$790

DSSAB family units & FAITH will be recommending an increase of 1.8 % for 2019.

### 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 mowing and snow removal.

**RECOMMENDATION:**

That the Fort Frances Municipal Non Profit Housing Corporation board of directors approves a 1.8% Market Rent increase for 2019.