



ISSUE SHEET

13 September, 2019

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2020 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 2020 rent increase guideline is 2.2 per cent.

Background

2012 – increase (2%)
2013 – same
2014 – increase (.8%)
2015 - same
2016 - increase (2%)
2017 – increase (1.5%)
2018- same
2019 – increase (1.8)

Comparisons

2019 Market Rent Comparison

FAITH	(2 bedroom) - \$ 790	(3 bedroom) - \$843
6 th & Webster	(2 bedroom) - \$ 697	(3 bedroom) - \$721
4 th Street	(2 bedroom) - \$ 693	(3bedroom) - \$804
Armit Ave		(3 bedroom)- \$804

DSSAB family units & FAITH will be recommending an increase of 2.2 % for 2020.

Current Market Rent

2 Bedroom - \$739
3 Bedroom - \$787

2.2% increase

2 bedroom - \$755
3 bedroom - \$804

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.