



Durham Community Housing Directives
Housing Services Division
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Subject:	Market Rent Indices for 2025
Directive Number:	FIN 2024-01
Date:	September 10, 2024

Purpose

To provide the Market Rent Indices for 2025 for housing providers under the Housing Services Act.

Market Rent Indices do not apply to 100 per cent rent-geared-to-income (RGI) non-profit housing providers.

Background

On an annual basis and as required under the Housing Services Act, the Ministry of Municipal Affairs and Housing (MMAH) publishes cost and revenue indices used to calculate housing provider subsidies.

The market rent index is the lesser of the rent control guideline under the Residential Tenancies Act (RTA) and the change in average market rents, by district, as reported by the Canada Mortgage and Housing Corporation (CMHC).

2025 Market Rent Indices

In accordance with MMAH's release of the market rent indices for both apartments and townhouses, housing providers will use the indices in the following table to estimate their RGI subsidy for fiscal years commencing in 2025.

Municipality	Apartment	Townhouse
Ajax	1.025	1.025
Brock	1.025	1.025
Clarington	1.025	1.025
Oshawa – North	1.025	1.025
Oshawa – South/Central	1.015	1.025

Municipality	Apartment	Townhouse
Pickering	1.025	1.025
Scugog	1.025	1.025
Uxbridge	1.025	1.025
Whitby	1.025	1.025

Effective Date

This directive is effective for fiscal years commencing in 2025.

Legislative Authority

Housing Services Act, s. 78(1)
Ontario Regulation 369/11, s. 10