

City Guideline – 2024-2: Minimum Rent July 2024

Date issued	Effective date
April 18, 2024	July 1, 2024

Applicability

The City Guideline is applicable to the programs indicated in the table below.

✓ Housing Services Act, Part VII Housing Projects, Market and Rent-Geared-to-Income, Section 78
✓ Housing Services Act, Part VII Housing Projects, 100% Rent-Geared-to-Income, Section 78
✓ Other alternative mandated units
✓ Rent Supplement Agreements with the City of Toronto
✓ Toronto Community Housing Corporation
✓ Toronto Seniors Housing Corporation

If your program is not listed here, this City Guideline does not apply.

About City Guidelines

Under the authority of the *Housing Services Act, 2011* (HSA), the City of Toronto, Housing Secretariat division City Guidelines and Rent-Geared-to-Income (RGI) Manual are the authority for housing administration and RGI administration for housing providers in the City of Toronto.

City Guidelines provide direction on changes to the City of Toronto's mandatory policies and procedures that housing providers must follow. City Guidelines are most often issued when a Local Rule is established by the City of Toronto, the Rent-Geared-to-Income (RGI) manual is updated, or other relevant legislative changes or operational requirements occur. City Guidelines which impact RGI have been incorporated into the RGI Manual.

Please see www.toronto.ca/socialhousing for more information.

Background

The HSA, and its accompanying regulations, outline the requirements that the City of Toronto as Service Manager for the Rent-Geared-to-Income (RGI) program must follow.

On September 23, 2019, the Province of Ontario released several significant changes to the HSA. Among these changes was O. Reg. 316/19 Sec. 2, which established an increase to the minimum RGI rent households must be charged, effective July 1, 2020. Additionally, this change requires an increase to the minimum RGI rent on July 1st every year according to provincial annual rent increase guidelines. The annual rent increase guideline for 2024 is 2.5%, which increases the minimum RGI rent to \$139 for July 1, 2024, to June 30, 2025.

O. Reg 316//19 also establishes a phased-in minimum RGI rent for households that were paying the minimum RGI rent prior to July 1, 2020. The minimum RGI rent for these households must be increased by \$8 each year until it reaches the new minimum RGI rent. Specifically, for households whose next annual RGI review takes place on or before June 30, 2024, the minimum RGI rent would increase to \$109. For households whose next annual RGI review takes place on or after July 1, 2024, the minimum RGI rent would increase to \$117.

Households in receipt of OW or ODSP must continue to pay the rent scale amount, even if this is below the minimum rent, provided their non-benefit income is not above the allowed amount.

Actions required

1. For RGI households that were paying minimum RGI rent prior to July 1, 2020, increase their rent by \$8 each year until the household reaches the new minimum rent. The phased-in minimum RGI rent for these households at their next annual RGI review on or after July 1, 2024, should be \$117.
2. For all other RGI households who qualify to pay minimum RGI rent (began paying minimum RGI rent on or after July 1, 2020), charge the minimum RGI rent of \$139 at their initial or next annual RGI review on or after July 1, 2024.

Questions

If you have any questions, please contact your Housing Consultant.

Housing Stability Services

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ORIGINAL SIGNED

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Signed 18 April 2024