



City Guideline – 2025-3: 2026 Rent Increase Guideline for Rent Supplement Agreements

Date issued	Effective date
July 10, 2025	Immediately

Applicability to Social Housing Programs

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

Applicability Program

	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
✓	Rent Supplement Agreements with the City of Toronto
	Toronto Community Housing Corporation
	Toronto Seniors Housing Corporation

If your program is not checked in the Applicability column, this City Guideline does not apply.

About City Guidelines

City Guidelines are the City of Toronto's mandatory policies and procedures that social housing providers and housing providers under agreement with the City must follow where applicable. 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.

Under the authority of the Housing Services Act, the City's Housing Secretariat, City Guidelines and Rent-Geared-to-Income (RGI) Manual are the authority for housing administration and RGI administration for social housing providers and housing providers providing RGI subsidies under agreement with the City.

Please see [Housing Providers – City of Toronto](#) for more information.

Background

For housing providers that have entered into a Rent Supplement Agreement with the City of Toronto, a benchmark market rent for each unit type was established at the time of signing, along with information about how those figures would be adjusted

annually. This guideline provides the percent increase that should be applied according to the terms in your project's Rent Supplement Agreement.

Action required

1. Apply the Rent Increase Guideline to the benchmark market rent as defined in your project's Rent Supplement agreement. The Rent Increase Guideline for 2026 is 2.1%.

Questions

If you have any questions, please contact your Housing Consultant or HSS:

Housing Stability Services

Housing Secretariat

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Housing Stability Services

July 7, 2025