

City Guideline – 2026-2: Minimum Rent July 2026

Date issued	Effective date
March 18, 2026	July 1, 2026

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 in the minimum RGI rent households must be charged, effective July 1, 2020. This change also introduced a new requirement to increase the minimum RGI rent annually according to provincial annual rent increase guidelines, effective July 1st of each year. The annual rent increase guideline for 2026 is 2.1%, which increases the minimum RGI rent to \$145, effective July 1, 2026, to June 30, 2027.

O. Reg 316/19 also established 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. Effective July 1, 2026, to June 30, 2027, the phased-in minimum RGI rent for these households will be \$133.

Households receiving OW or ODSP must continue to pay the rent scale amount, even if it is below the minimum rent, provided their non-benefit income does not exceed the allowed amount.

Actions required

1. For RGI households that were paying minimum RGI rent prior to July 1, 2020, increase their RGI rent by \$8 each year until the household's RGI rent reaches the new minimum rent amount. The phased-in minimum RGI rent for these households at their next annual RGI review on or after July 1, 2026, will be \$133.
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 \$145 at their initial or next annual RGI review on or after July 1, 2026.

Questions

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

Housing Stability Services

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ORIGINAL SIGNED

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