



Government Programs and Regulations

Provincial Government Sets 2005 Rent Increase Guideline

The Ministry of Municipal Affairs and Housing has released the province's rent increase guideline for 2005. The 2005 guideline will be 1.5 per cent. For previous years' increase guidelines, please see the table below.

The new rent increase guideline becomes effective January 1, 2005 and establishes the maximum amount that a landlord can increase a tenant's rent without making an application to the Ontario Rental Housing Tribunal.

Normally, the rent increase guideline includes a base increase of two per cent, plus an amount for increases to landlord operating costs. Earlier this year, the provincial government announced that the 2005 increase guideline would include only an amount for operating cost increases. The government also began a consultation process to reform the Tenant Protection Act. Please see the "Government Relations" page under "Board Info" on TorontoMLS for more information.

For more information on rent increases, please contact the Ontario Rental Housing Tribunal at 416-645-8080 or 1-888-332-3234.

Historical Rent Increase Guidelines	
2005	1.5%
2004	2.9%
2003	2.9%
2002	3.9%
2001	2.9%
2000	2.6%
1999	3.0%
1998	3.0%
1997	2.8%
1996	2.8%
1995	2.9%
1994	3.2%
1993	4.9%
1992	6.0%
1991	5.4%
1990	4.6%

A landlord may increase a current tenant's rent once per year by an amount not to exceed the guideline.



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