

**Table 3: 2021 Allowable Rent for 2-Bedroom Apartments (subject to annual review)**

Service Manager Area	Average Market Rent (AMR)	80% of AMR	Modified OW Shelter Allowance	Allowable Average Rent Per Unit
City of Toronto	\$1,661	\$1,329	\$732	\$1,329
<b>MSO Central</b>				
Regional Municipality of Durham	\$1,350	\$1,080	\$732	\$1,080
Regional Municipality of Halton	\$1,634	\$1,307	\$732	\$1,307
Regional Municipality of Peel	\$1,546	\$1,237	\$732	\$1,237
Regional Municipality of York	\$1,537	\$1,230	\$732	\$1,230
Regional Municipality of Niagara	\$1,136	\$909	\$732	\$909
City of Hamilton	\$1,184	\$947	\$732	\$947
District Municipality of Muskoka	\$1,164	\$931	\$732	\$931
Simcoe County	\$1,257	\$1,006	\$732	\$1,006
<b>MSO Eastern</b>				
County of Hastings	\$1,161	\$929	\$732	\$929
City of Kawartha Lakes	\$1,244	\$995	\$732	\$995
Lennox and Addington + PE	\$953	\$762	\$732	\$762
County of Northumberland	\$1,237	\$990	\$732	\$990
City of Peterborough	\$1,191	\$953	\$732	\$953
City of Cornwall	\$889	\$711	\$732	\$732
City of Kingston	\$1,329	\$1,063	\$732	\$1,063
County of Lanark	\$1,010	\$808	\$732	\$808
UC of Leeds and Grenville	\$980	\$784	\$732	\$784
City of Ottawa	\$1,524	\$1,219	\$732	\$1,219
UC of Prescott and Russell	\$930	\$744	\$732	\$744
Renfrew County	\$915	\$732	\$732	\$732
<b>MSO Western</b>				
City of Brantford	\$1,102	\$882	\$732	\$882
County of Bruce	\$1,110	\$888	\$732	\$888
County of Dufferin	\$1,468	\$1,174	\$732	\$1,174
County of Grey	\$981	\$785	\$732	\$785
County of Norfolk	\$778	\$622	\$732	\$732
Regional Municipality of Waterloo	\$1,295	\$1,036	\$732	\$1,036
County of Wellington	\$1,333	\$1,066	\$732	\$1,066
Municipality of Chatham-Kent	\$886	\$709	\$732	\$732
County of Huron	\$911	\$729	\$732	\$732
County of Lambton	\$1,146	\$917	\$732	\$917
City of London	\$1,221	\$977	\$732	\$977
County of Oxford	\$1,280	\$1,024	\$732	\$1,024
City of St. Thomas	\$986	\$789	\$732	\$789
City of Stratford	\$1,034	\$827	\$732	\$827
City of Windsor	\$1,038	\$830	\$732	\$830
<b>MSO Northeastern</b>				
Algoma DSSAB	\$880	\$704	\$732	\$732
Cochrane District	\$1,041	\$833	\$732	\$833
Greater Sudbury Division	\$1,134	\$907	\$732	\$907
Manitoulin-Sudbury	n/a	n/a	\$732	\$732
Nipissing DSSAB	\$1,007	\$806	\$732	\$806
Parry Sound DSSAB	**	**	\$732	\$732
Sault Ste Marie	n/a	n/a	\$732	\$732
Timiskaming DSSAB	n/a	n/a	\$732	\$732
<b>MSO Northwestern</b>				
Kenora DSSAB	\$956	\$765	\$732	\$765
Rainy River DSSAB	n/a	n/a	\$732	\$732
Thunder Bay District	\$1,092	\$874	\$732	\$874
<b>GTA</b>				
GTA (Toronto, Durham, York, Peel, Halton)				
<b>Ontario</b>	<b>\$1,408</b>	<b>\$1,126</b>	<b>\$732</b>	<b>\$1,126</b>

The allowable rent tables for the Rental and Supportive component of the Affordable Housing Program (AHP) and the Investment in Affordable Housing for Ontario (IAH) program are updated annually. Source: Rental Market Survey (RMS), Canada Mortgage and Housing Corporation.

\*\* Data Suppressed to Protect Confidentiality or Data is not Statistically Reliable

As it is unclear how many people would live in a one-bedroom unit, it could be one person with a shelter allowance of \$390 per month or two people with a combined shelter allowance of \$642 per month. To compensate for this uncertainty, the OW rate was modified. This model assumes that the average shelter allowance for a one-bedroom unit would be the mid-point between the shelter allowance for Modified OW Shelter Allowance = \$697 \* 105% = \$732 (model assumes 3 people living in 2-bdrm unit)

For all enquiries, please contact: Housing Service Desk at HousingServiceDesk@ontario.ca