

Table 5: 2021 Allowable Rent for 4-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	\$1,896	\$1,517	\$856	\$1,517
MSO Central				
Regional Municipality of Durham	\$1,489	\$1,191	\$856	\$1,191
Regional Municipality of Halton	\$1,839	\$1,471	\$856	\$1,471
Regional Municipality of Peel	\$1,651	\$1,321	\$856	\$1,321
Regional Municipality of York	\$1,743	\$1,394	\$856	\$1,394
Regional Municipality of Niagara	\$1,261	\$1,009	\$856	\$1,009
City of Hamilton	\$1,387	\$1,110	\$856	\$1,110
District Municipality of Muskoka	\$1,230	\$984	\$856	\$984
Simcoe County	\$1,562	\$1,250	\$856	\$1,250
MSO Eastern				
County of Hastings	\$1,343	\$1,074	\$856	\$1,074
City of Kawartha Lakes	\$1,358	\$1,086	\$856	\$1,086
Lennox and Addington + PE	\$1,208	\$966	\$856	\$966
County of Northumberland	\$1,483	\$1,186	\$856	\$1,186
City of Peterborough	\$1,427	\$1,142	\$856	\$1,142
City of Cornwall	\$895	\$716	\$856	\$856
City of Kingston	\$1,828	\$1,462	\$856	\$1,462
County of Lanark	**	**	\$856	\$856
UC of Leeds and Grenville	\$961	\$769	\$856	\$856
City of Ottawa	\$1,851	\$1,481	\$856	\$1,481
UC of Prescott and Russell	\$747	\$598	\$856	\$747
Renfrew County	\$913	\$730	\$856	\$856
MSO Western				
City of Brantford	\$1,178	\$942	\$856	\$942
County of Bruce	\$1,195	\$956	\$856	\$956
County of Dufferin	**	**	\$856	\$856
County of Grey	\$1,083	\$866	\$856	\$866
County of Norfolk	**	**	\$856	\$856
Regional Municipality of Waterloo	\$1,435	\$1,148	\$856	\$1,148
County of Wellington	\$1,375	\$1,100	\$856	\$1,100
Municipality of Chatham-Kent	\$846	\$677	\$856	\$846
County of Huron	**	**	\$856	\$856
County of Lambton	\$1,341	\$1,073	\$856	\$1,073
City of London	\$1,398	\$1,118	\$856	\$1,118
County of Oxford	\$1,123	\$898	\$856	\$898
City of St. Thomas	**	**	\$856	\$856
City of Stratford	\$1,182	\$946	\$856	\$946
City of Windsor	\$1,214	\$971	\$856	\$971
MSO Northeastern				
Algoma DSSAB	\$974	\$779	\$856	\$856
Cochrane District	\$1,204	\$963	\$856	\$963
Greater Sudbury Division	\$1,253	\$1,002	\$856	\$1,002
Manitoulin-Sudbury	n/a	n/a	\$856	\$856
Nipissing DSSAB	\$1,175	\$940	\$856	\$940
Parry Sound DSSAB	**	**	\$856	\$856
Sault Ste Marie	n/a	n/a	\$856	\$856
Timiskaming DSSAB	n/a	n/a	\$856	\$856
MSO Northwestern				
Kenora DSSAB	**	**	\$856	\$856
Rainy River DSSAB	n/a	n/a	\$856	\$856
Thunder Bay District	\$1,298	\$1,038	\$856	\$1,038
GTA				
GTA (Toronto, Durham, York, Peel, Halton)				
Ontario	\$1,683	\$1,346	\$856	\$1,346

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

Modified OW Shelter Allowance = \$815 * 105% = \$856 (model assumes 5 people living in 4-bdrm unit)

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