



**THE DISTRICT OF THUNDER BAY  
SOCIAL SERVICES ADMINISTRATION BOARD**

**FINAL DRAFT**

**2022  
MARKET RENT STUDY**

**for Residential Units in the District of Thunder Bay**

Prepared by:





## Acknowledgements

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All data and analysis presented herein are the property of the District of Thunder Bay Social Services Administration Board.



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## EXECUTIVE SUMMARY

The **TBDSSAB 2022 MARKET RENT STUDY** analyzes the District of Thunder Bay rental market. The study is meant to determine what existing average market rents are prevalent in the market and compare/gauge these rates with present average advertised rental rates. The overall intent of this study is to understand what has been, and is currently happening, in the District of Thunder Bay rental market. Affordability is becoming increasingly difficult for many. This Market Rent Study provides an insight into the residential rental market sector of the real estate market. It is undertaken to contribute to and support the development of housing-related public policy and decision-making throughout the District.

The TBDSSAB Market Rent Study assesses the rental market according to two data sources: responses to a voluntary survey distributed to area landlords and property managers, and advertised rates for currently vacant rental properties. Survey development began with a literature review of TBDSSAB documents and rental market reports published by the Canada Mortgage & Housing Corporation. Data presented in the reviewed documents guided the survey design and the parameters to measure the District rental market.

Online research, professional networking, and personal contacts were used to develop a database of potential contacts. The survey was launched in early April 2022 via direct email invitations and telephone calls. Email invitations to participate in the study via the online survey were sent directly to property managers and landlords identified in the District. The data collection started in early April and ended in early July 2022.

The survey was designed through Cognito Forms, allowing participants to quickly add as many properties as they needed at a click of a button. Included was the option to receive a pdf fillable survey through email, paper copy, in-person interview, or a telephone interview if requested. Anything received other than online was entered manually by project staff for inclusion in the final results. Our team reached out to survey participants that submitted incomplete responses, provided they had provided their contact information, which led to a significantly reduced number of incomplete surveys in the system. Our staff sourced the information on Google Maps, the City of Thunder Bay ward maps, and other digital platforms to fulfill the data. Surveys that did not specify which ward or postal code but provided address or other identifying indicators were not excluded. Incomplete unusable surveys were due to missing rent prices or had not indicated how many rentals they had and did not have enough rental data for comparison.

The data sample for the City of Thunder Bay and Thunder Bay CMA is robust, and the survey results are very significant. Data collection throughout the District was more of a challenge as some District areas participated while others chose not. Multiple attempts through email and phone messaging were tried but with limited success. Many of the new landlords in the District are no longer local and more challenging to find. Overall, the data set for the District is incomplete but still able to provide some indication of market rental rates as a whole.



The overall study does prove that advertised rates are higher and, in some cases, much higher than both the CHMC data and the average surveyed data for the City of Thunder Bay, specifically when it comes to three and four-bedrooms. However, when comparing data for the District, the advertised rate averages were lower for most of the rental rates (Table 2) than for the District surveyed rates. This may be due to the quality of the units, the size of units available at the time of this report, and the limitations of a small sample size.

**Table 1: Comparative Rent Summary Using Average Rates - City of Thunder Bay**

Unit Type	Data Source – City of Thunder Bay		
	Average Survey Rates	Average Advertised Rates	CHMC <sup>1</sup>
Bachelor	\$793.00	\$820.00	\$751.00
1 Bedroom	\$1,056.00	\$1,065.00	\$928.00
2 Bedroom	\$1,437.00	\$1,423.00	\$1,112.00
3 Bedroom	\$1,456.00	\$1,764.00	\$1,308.00
4+ Bedroom	\$2,011.00	\$2,258.00	N/A

**Table 2: Comparative Rent Using Average Rates - District**

Unit Type	Data Source – The District	
	Survey	Advertised Rates
Bachelor	\$824.00	\$533.00
1 Bedroom	\$949.00	\$768.00
2 Bedroom	\$1,201.00	\$1,056.00
3 Bedroom	\$1,384.00	\$1,292.00
4+ Bedroom	\$3,300.00	\$1,850.00

Several factors have contributed to the increase in rental rates throughout the District. These factors have been summarized as follows:

1. Low supply of rental units,
2. The relatively low vacancy rate,
3. Vacancy decontrol,
4. GDP growth,
5. International immigration and,
6. Demographic growth in the District.

Another series of factors will contribute to the ongoing rise of rates in the near future. These factors are summarized as follows:

1. Growing demand for accommodations,
2. Cost of new construction,
3. Inflation, and,
4. Higher interest rates.

<sup>1</sup> Source: Rental Market Survey (CMHC) 2022



With homeownership costs rising faster than incomes, fewer renters will transition into homeownership. Those already in the rental market will think twice before moving into another rental unit as their present rent is likely lower than the newly advertised rate.

It can be presumed that the average advertised rate is a more accurate reflection of the present market. In that case, one can only conclude that rental rates in the Thunder Bay and District are becoming unaffordable as the average income is not keeping up with rising rents. These market rental rates are becoming increasingly unaffordable, especially for most renters living on low to middle incomes. Rents have climbed so high that daily sacrifices must be made and major expenses put off just to keep a roof over their heads.

Full details of survey results and advertised data collection can be found in the following report with Comparative Rent Summaries in Section 8.0 and Conclusion in Section 9.0.



## 1.0 INTRODUCTION

### 1.1 Market Rent Study Background

The District of Thunder Bay Social Services Administration Board (TBDSSAB), established in 1999, is responsible for managing the childcare system, community housing, homelessness prevention programs, and Ontario Works services to people living in the District of Thunder Bay.

Mandated by the Province of Ontario, TBDSSAB is one of 47 Service Managers in Ontario to provide these services. Its service coverage includes 15 District member communities: Thunder Bay, O'Connor, Neebing, Conmee, Oliver Paipoonge, Gillies, Shuniah, Nipigon, Red Rock, Dorion, Greenstone, Terrace Bay, Schreiber, Marathon, Manitouwadge, and the Territories without Municipal Organization (TWOMO). Each member municipality is represented on the Board of Directors by 13 municipally appointed representatives and an elected representative from the TWOMO. The total population served by TBDSSAB is approximately 143,246 people<sup>2</sup> (including TWOMO).

**Table 3: Municipality Summary**

<b>TBDSSAB District Area Municipalities Summary<sup>2</sup></b>			
<b>District Area</b>	<b>Municipality</b>	<b>Population</b>	<b># of Private Dwellings (Total Private)</b>
<b>Area One</b>	O'Connor	689	283
	Neebing	2,241	1,205
	Conmee	798	317
	Oliver Paipoonge	6,035	2,390
	Gillies	441	208
	Shuniah	3,247	2,088
<b>Area Two</b>	Nipigon	1,473	747
	Red Rock	895	455
	Dorion	375	176
<b>Area Three</b>	Greenstone	4,309	2,449
<b>Area Four</b>	Terrace Bay	1,528	793
	Schreiber	1,039	612
<b>Area Five</b>	Marathon	3,138	1,602
	Manitouwadge	1,974	1,059
<b>Area Six</b>	Thunder Bay	108,843	50,995
Territory without Municipal Organization (TWOMO)		6,221	5,671
<b>Total Population Served</b>		<b>143,246</b>	<b>71,050</b>

<sup>2</sup><https://www12.statcan.gc.ca/census-recensement/index-eng.cfm>



The Integrated Social Services Division of TBDSSAB oversees several programs and services in the District (Table 4) targeted to support clients in accessing adequate and affordable housing based on their specific area of need. Community housing programs of TBDSSAB include the administration of the Rent Supplement Program, which works with non-profit housing providers and private landlords. TBDSSAB distributes the following programs to all District of Thunder Bay areas.

**Table 4: TBDSSAB Housing Programs**

TBDSSAB Housing Programs
Affordable Housing Programs
Housing Security Fund
Community Housing Programs
Rent Supplement Program
Emergency Shelter Assistance
Private Market Rental Housing Fund
Homelessness Prevention Programs
Portable Housing Benefit Program

## 1.2 Areas or Defined Neighbourhoods

The TBDSSAB administers its programs throughout the District of Thunder Bay through eight (8) office sites across the District of Thunder Bay (Figure 1). The communities served by these offices can be found in Figure 2 on the following page.

**Figure 1: Map of TBDSSAB Office Locations**

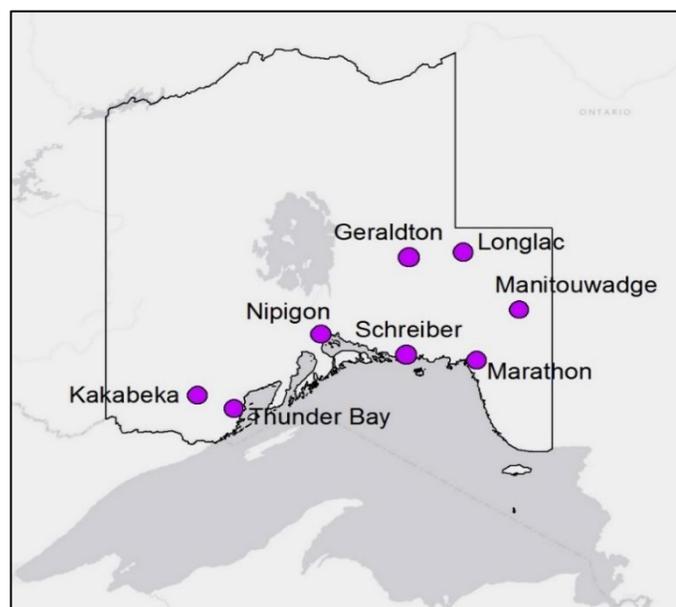
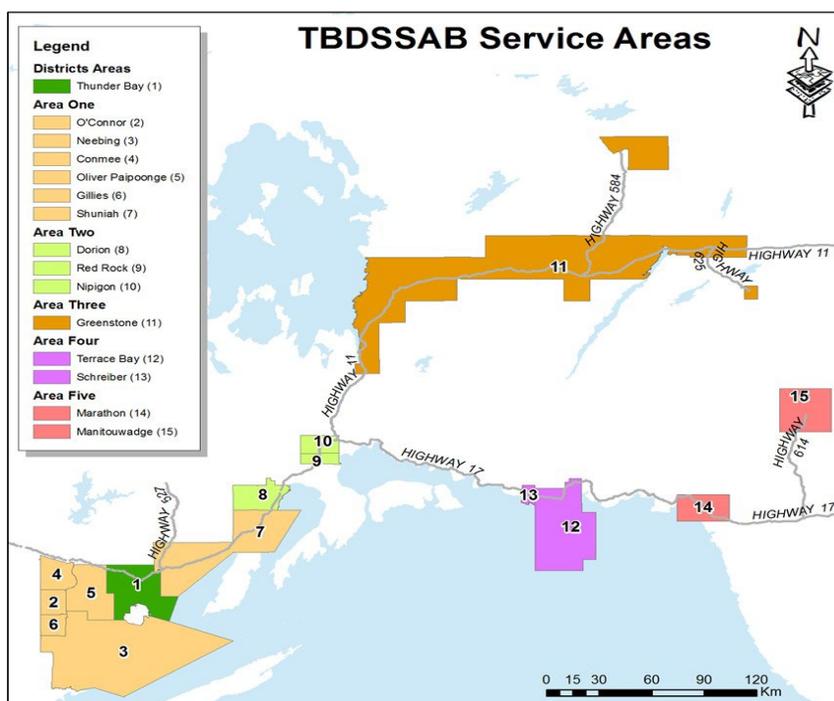




Figure 2: Map of TBDSSAB Service Areas



The Rental Markets in communities outside the City of Thunder Bay are small and informal. The Canadian Mortgage and Housing Corporation (CMHC) does not capture rental data for individual Municipalities below a population threshold of 10,000. The following table highlights the data specific to the City of Thunder Bay provided by the 2022 CMHC Rental Market Survey; however, the following sections will compare these rates with the rates acquired through the TBDSSAB 2022 Market Rent Study for Thunder Bay and the District.

Table 5: CMHC Private Apartment Average Rent for City of Thunder Bay 2020/21<sup>3</sup>

2020/21 Private Apartment Average Rent (\$) by Zone and Bedroom Type – Thunder Bay CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3+ Bedroom		Total	
	2021	2022	2020	2021	2020	2021	2020	2021	2020	2021
North Ward	\$710	\$707	\$930	\$982	\$1,158	\$1,144	\$1,326	\$1,340	\$1,077	\$1,093
South Ward	\$742	\$762	\$828	\$868	\$1,013	\$1,073	\$1,166	\$1,202	\$926	\$976
Thunder Bay CMA	\$732	\$751	\$880	\$928	\$1,092	\$1,112	\$1,298	\$1,308	\$1,007	\$1,037

<sup>3</sup> Source: Rental Market Survey (CMHC) 2022



## 2.0 STUDY METHODOLOGY

The TBDSSAB Market Rent Study assesses the rental market using three data sources:

- Responses to a voluntary survey distributed to area landlords and property managers
- Advertised rates for currently vacant rental properties throughout the District
- Direct communication with property managers

Surveys and rental advertisements were utilized to collect data on the District of Thunder Bay. Surveys received that included Rent Geared to Income were set aside and not used in the data analysis, except for a few property managers that wanted to be included and provided only current market rent rates.

Survey development began with a literature review of TBDSSAB documents and rental market reports published by the Canada Mortgage & Housing Corporation. Data presented in the reviewed documents guided the survey design and the parameters to measure the District rental market.

We developed a database of potential contacts through online research, professional networking, and personal contacts. The survey was launched in early April 2022 via direct email invitations and telephone calls. Email invitations to participate in the study via the online survey were sent directly to property managers and landlords identified in the District.

The survey was designed through Cognito Forms (see Appendix A - TBDSSAB 2022 Market Rent Survey Template), allowing participants to easily add as many properties as they needed at a click of a button. We also included the option that they could receive a pdf fillable survey through email, paper copy, in-person interview, or a telephone interview if requested. Anything received other than online was entered manually by project staff for inclusion in the final results. When we came across incomplete surveys, we reached out to survey participants, if they had provided their contact information, which led to a significantly reduced number of incomplete surveys in the system. Incomplete unusable surveys were due to missing rent prices or had not indicated how many rentals they had and did not have enough rental data for comparison. Our staff sourced the information on Google Maps or the City of Thunder Bay ward maps to fulfill the data. Surveys that didn't specify which ward or postal code but provided address or other identifying indicators were not excluded.

### 2.1 Advertising

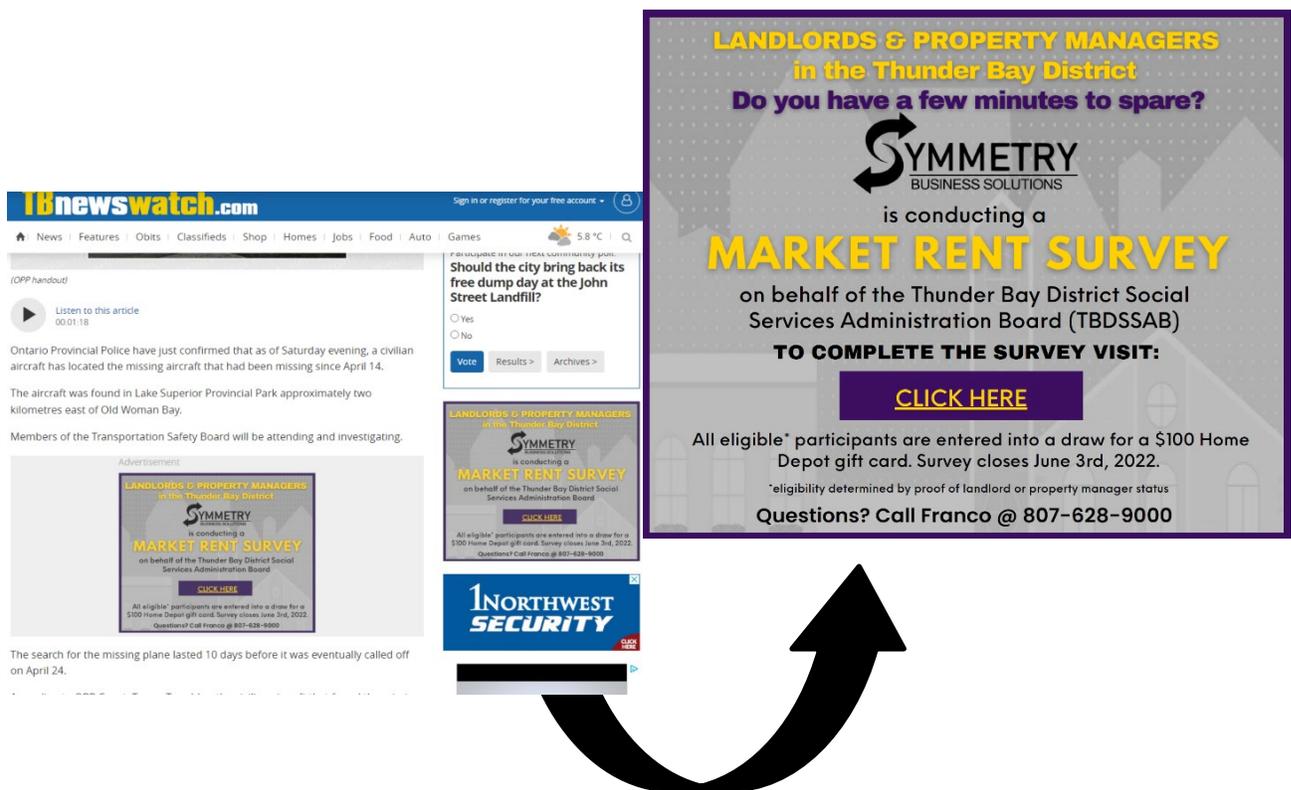
Initially, our advertising was by word of mouth and direct calls campaigning to known property managers and landlords within the City of Thunder Bay. We also advertised through our business Facebook and Instagram pages using ads to target the Thunder Bay District through keywords such as rentals, landlord, homes, etc. The ads were marketed through a targeted category for housing and within 40 km of the following communities:

- Geraldton
- Marathon
- Schreiber
- Longlac
- Red Rock
- Terrace Bay
- Manitouwadge
- Nipigon
- Thunder Bay



In May 2022, the survey was advertised to the public through TBnewswatch.com The Source (see Figure 3), focusing on the District to encourage uptake within those communities. The Facebook/Instagram ad reached 2,619 people and a total post engagement of 85 reactions. The ad was tracked at 16,666 views and ran from May 18th to June 1st. We also extended the deadline to June 3rd to provide two full weeks of focus directly on the outlying communities. In the end, we added three weeks to correspond with the outlying communities.

**Figure 3: Advertisement**



An additional ad was run through TBnewswatch advertising from May 18<sup>th</sup> to June 1<sup>st</sup>.

## 2.2 District Promotion

Posters were developed for distribution in the District communities and sent out to our District contact list consisting of Community Economic Development Officers and contacts within the District municipal and township offices. We also provided graphics which requested they share on their community social media platforms, webpages and an introduction letter that provided the survey link to be shared with any known local property managers or landlords.

Invitations were sent in early May, followed by direct phone calls the week of May 16<sup>th</sup> and follow-up reminders on May 26<sup>th</sup>, 2022. A further round of emails promoting the survey link was sent the first week of June. Additional information was received in July and was also included in the data.



Eight known apartment building representatives throughout the Marathon, Nakina, Terrace Bay, Nipigon, and Schreiber communities were contacted several times but had not responded to the survey. Two real estate agents were contacted within the District areas for additional support and survey promotion but had not responded. We completed a final round of emails and phone calls to encourage participation from the District communities until the end of June. Further information came in throughout July and was still added to the data as final completion of the report had not been confirmed.

### **2.3 Advertised Rentals**

To capture additional postings, we perused as many rental posting sites as we could find online as that is the primary source of advertising for landlords. Data captured from these site visits were manually entered into the survey database or captured in the advertised rental database for inclusion in the final results. The complete list of online site resources can be found in Section 4.0 and Appendix C.



### 3.0 MARKET RENT STUDY - INTRODUCTION

Thunder Bay is the most populous municipality in Northwestern Ontario and the second most populated municipality (after Greater Sudbury) in Northern Ontario. The city's population is 108,843, according to the 2021 Canadian Census<sup>4</sup>. The population has grown by 0.9% since the last Census. (107,909), 2016 Canadian Census data)

The population of the Thunder Bay CMA (census metropolitan area) is 123,258<sup>5</sup>. It consists of the City of Thunder Bay, the municipalities of Oliver Paipooonge and Neebing, the Township Shuniah, Conmee, O'Connor, and Gillies, and the Fort William First Nation.

The same 2021 Census shows 50,995 private dwellings in the City of Thunder Bay, which 48,405<sup>6</sup> usual residents occupy. This distinction refers to a private dwelling in which a person or group permanently resides. Table 6 provides details of the dwelling characteristics for the City of Thunder Bay and Thunder Bay CMA. Over the past five years, Thunder Bay has seen multiple private multi-unit rental properties and more significant apartment buildings developed. Since the last report, one developer has put over 140 new rental units on the market. A precise number is not available at this time, but the CMHC Rental Market Thunder Bay Fall 2015 Report states that the total rental units are approximately 5,249<sup>7</sup>. The most recent CHMC Rental Market Report released in February 2022 does not include Thunder Bay as a selected market, but when filtering the information in the report excel sheet, we find 5,565 rental units for Thunder Bay CMA. Based on this information, there has been an increase of 316 new rental units from 2015 to the end of 2021.<sup>8</sup>

**Table 6: 2021 Comparison of Thunder Bay and CMA**

Characteristics	2016 City of Thunder Bay	2021 City of Thunder Bay	2021 CMA
<b>Single Detached</b>	31,215	31,685	37,165
<b>Semi-Detached</b>	2,030	2,075	2,100
<b>Row House</b>	1,350	1,445	1,495
<b>Apartment/flat in Duplex</b>	2,370	2,430	2,440
<b>Apartment in building &lt; 5 storeys</b>	7,340	7,865	7,925
<b>Apartment in building &gt; 5 storeys</b>	2,555	2,575	2,575
<b>Other Single Attached House</b>	115	110	120
<b>Movable Dwellings</b>	210	220	400
<b>Total</b>	<b>47,185</b>	<b>48,405</b>	<b>54,215</b>

TBDSSAB distributes its programs to defined catchment areas in the District of Thunder Bay. The TBDSSAB program is distributed to 34 Neighbourhood Planning Areas (NPAs) or defined neighbourhoods within the City of Thunder Bay. A detailed map of the boundaries of the TBDSSAB NPAs for the City of Thunder Bay is included in Appendix E. This section details the results of the Market Rent Study for those Neighbourhood

<sup>4</sup> <https://www12.statcan.gc.ca/census-recensement/2021/dp-pd/prof/index.cfm?Lang=E>

<sup>5</sup> <https://www12.statcan.gc.ca/census-recensement/2021/dp-pd/prof/index.cfm?Lang=E>

<sup>6</sup> <https://www12.statcan.gc.ca/census-recensement/2021/dp-pd/prof/index.cfm?Lang=E>

<sup>7</sup> <https://www12.statcan.gc.ca/census-recensement/2021/dp-pd/prof/index.cfm?Lang=E>

<sup>8</sup> CMHC Rental Market Report Thunder Bay Fall 2015 [https://publications.gc.ca/collections/collection\\_2016/schl-cmhc/nh12-86/NH12-86-2015-eng.pdf](https://publications.gc.ca/collections/collection_2016/schl-cmhc/nh12-86/NH12-86-2015-eng.pdf)

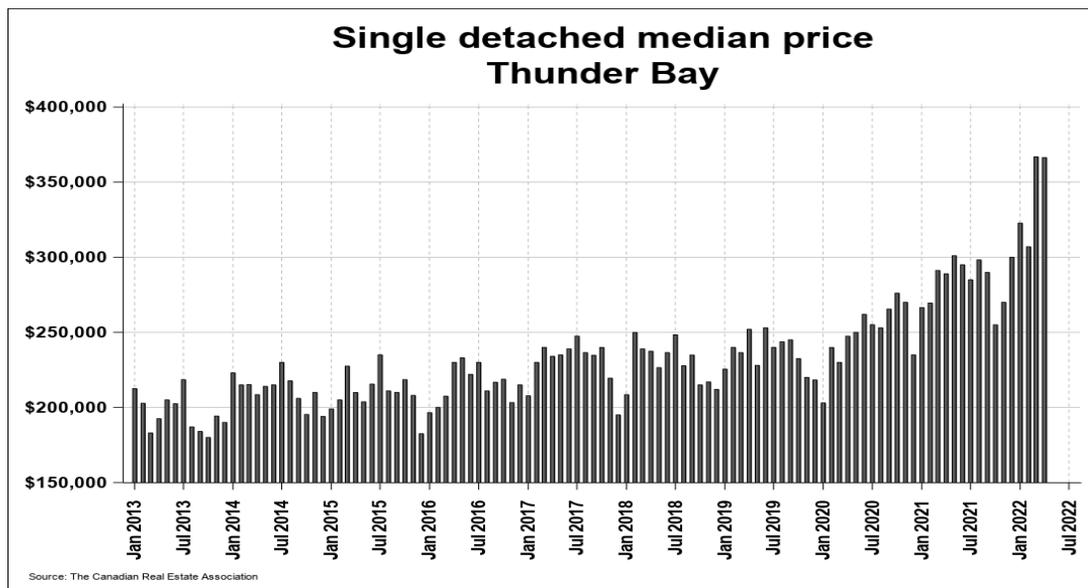


Planning Areas based on the data gathered through two data sources: the survey and the advertised rental rates for available units in the city.

### 3.1 Present Real Estate Market

The real estate market in Thunder Bay underwent a significant home value correction. Over the past ten years, the City of Thunder Bay and the municipalities encompassing Area One have seen unprecedented fluctuations in the real estate market. The figure below illustrates the trend.

Figure 4: Single Detached Median Price – 2013-2022



Over this period, while lending rates from major banks were at historic lows, home ownership became a more attractive investment option. **As property values rose, so did rental rates.** From 2016 to 2022, we have seen the vacancy rates for residential rental units' drop from 5.0% to 3.6% hitting their lowest in 2019 at 3.3%.

Table 7: Vacancy Rates (2016-2021)

2016	2017	2018	2019	2020	2021
5.0%	3.7%	5.0%	3.3%	3.6%	3.6%

The Thunder Bay Real Estate Board also reports the following for April 2022<sup>9</sup>:

- Sales of single-detached homes in the City of Thunder Bay numbered 80 units in April 2022. This significantly declined 29.8% from the same period in 2021.
- Single-detached home sales were 0.2% below the five-year average and 11.2% below the 10-year average for the month of April.

<sup>9</sup> <https://creastats.crea.ca/board/thun>



- On a year-to-date basis, single-detached home sales totalled 265 units over the first four months. This was a decrease of 15.3% from the same period in 2021.
- The median sale price for single-detached homes sold in April 2022 was \$366,350, up 26.8% from April 2021.
- The more comprehensive year-to-date **median price was \$345,000, an increase of 23% from the first four months of 2021.**
- Single-detached properties spent less time on the market before selling in April 2022 than a year earlier. The median number of days on the market for single-detached home sales was 9.5 in April 2022, down from the 14 days recorded in April 2021.
- The dollar value of all single-detached home sales in April 2022 was \$31 million, a moderate decrease of 9.9% from the same month in 2021.

### 3.2 Survey Results

Overall, we received information for 3,150 rental units for the City of Thunder Bay with a breakdown of final usable data as follows:

**Table 8: Survey Results Breakdown**

Survey Breakdown	Number (#)
Total City of Thunder Bay rental units identified from the survey	3,150
RGI reported units removed	285
Incomplete	22
Home geared to seniors removed as an outlier (McKellar Place)	110
Castlegreen Housing Cooperative identified separately as an outlier	215
<b>TOTAL for data analysis</b>	<b>2,518</b>

According to the most recent CMHC Rental Market Thunder Bay Fall 2021 report, approximately 5,565 rental units are in the Thunder Bay Census Metropolitan Area. The TBDSSAB Market Rent Survey captured 2,518 (of 5,565) rental units within the city, 45.2% of the rental units for the Thunder Bay CMA. Rental universe data specific to the communities outside the City of Thunder Bay is not reported by CMHC. The TBDSSAB Market Rent Study survey was made publicly available online and sent to landlords and property managers throughout the District. Responses were voluntary and provided on the condition of anonymity.

### 3.3 Completion Rates

Three hundred fifty-three (353) property managers and landlords participated in the survey by accessing the online survey link, paper survey, and in-person and telephone interviews. Of those 353 responses, 22 responses (6.2%) were tagged as partially completed and removed. Many surveys did not include ward or postal code; however, an address was provided, so our team looked up the information and manually entered the data. 93.8% percent of responses were ensured to be completed. If respondents included their contact information, our survey administrators contacted them directly to correct missing entries when possible.

**Table 9: Survey Response Types**

<b>Survey Response Types</b>	
<b>Description</b>	<b>Proportion Of Responses (%)</b>
Completed Surveys	93.8%
Incomplete Surveys	6.2%

For the District, we received survey data for 319 rental units from nine landlords willing to participate. The completion rate of the nine surveys was approximately 45.0%; however, most of the information could be used.



## 4.0 SURVEY RESULTS ANALYSIS - CITY OF THUNDER BAY

Survey rental data was gathered from April till June of 2022. Three hundred fifty-three (353) property managers and landlords participated in the survey by accessing the online survey link, paper survey, and in-person and telephone interviews. Of those 353 responses, 22 responses (6.2%) were tagged as partially completed and removed. Overall, the TBDSSAB Market Rent Survey captured 2,733 (of 5,565) rental units within the City of Thunder Bay. However, Castlegreen Co-operative's 215 rental units were removed as an outlier due to the nature of their operation as a non-profit housing operation and are shown separately below for information purposes. Therefore, the data highlighted in this section is tabulated based on 2,518 rental units. Castlegreen Co-operative is member-owned and self-governed. Co-operative housing relies on significant contributions from its members. These obligations include committing time to the co-operative, serving on various committees, helping neighbours, basic maintenance, garbage duties, etc. The contributions made by members ultimately reduce operating costs and therefore allow a reduced rental rate which they call "housing charges."

Castlegreen Co-operative rentals housing charges are as follows for information purposes and not included in the remainder of the data tables/figures in this section:

**Table 10: Castlegreen Cooperative Housing Units**

Castlegreen Cooperative Units/Size/Rates			
Unit Type	# of Units	Size	Rental Rate/Month
Bachelor	10	465 sq.ft.	\$583.00
1 Bedroom	12	660 sq.ft.	\$683.00
2 Bedroom	14	755 sq.ft.	\$755.00
2 Bedroom	34	1185 sq.ft.	\$798.00
3 Bedroom	16	850 sq.ft.	\$845.00
3 Bedroom	1	850 sq.ft.	\$893.00
3 Bedroom	60	1217 sq.ft.	\$872.00
3 Bedroom	54	1475 sq.ft.	\$890.00
4 Bedroom	14	1280 sq.ft.	\$954.00
<b>TOTAL</b>	<b>215</b>	-	-

The remainder of this section of the study summarizes the data collected from the survey.

### 4.1 Survey Result Data Collection

The survey was designed to allow respondents to complete, whether from within the City of Thunder Bay or the District. This allowed us to gather consistent data for both areas, and survey entries were then separated into two databases upon completion – the City of Thunder Bay and the District.

The first half of the survey requested respondents provide data on their property's location, the type of property, approximate building age, exterior finish if they participate in a TBDSSAB subsidy program, and which one. The second part requests information on how many rentals by the number of bedrooms,



average rental rates, average square footage, and what amenities and utilities are included in the rental price. We also requested that the postal code be included for Neighbourhood Planning purposes.

## 4.2 Survey Reported Rental Rates Analysis for the City of Thunder Bay

The overall average rate of rent across all surveyed units is \$1,328.00. The rate of rent that is most commonly charged is \$1,400.00. Furthermore, once the rent has been sorted from highest to lowest, the median is \$1,300.00. The rent range observed in this data set is from \$550.00 to \$3,100.00.

**Table 11: Aggregate Survey Rental Rate - City of Thunder Bay**

Indicators	Rent
Mean	\$1,328.00
Mode	\$1,400.00
Median	\$1,300.00
Highest Rate	\$3,100.00
Lowest Rate	\$550.00

## 4.3 Distribution of Rental Properties by Ward (Survey)

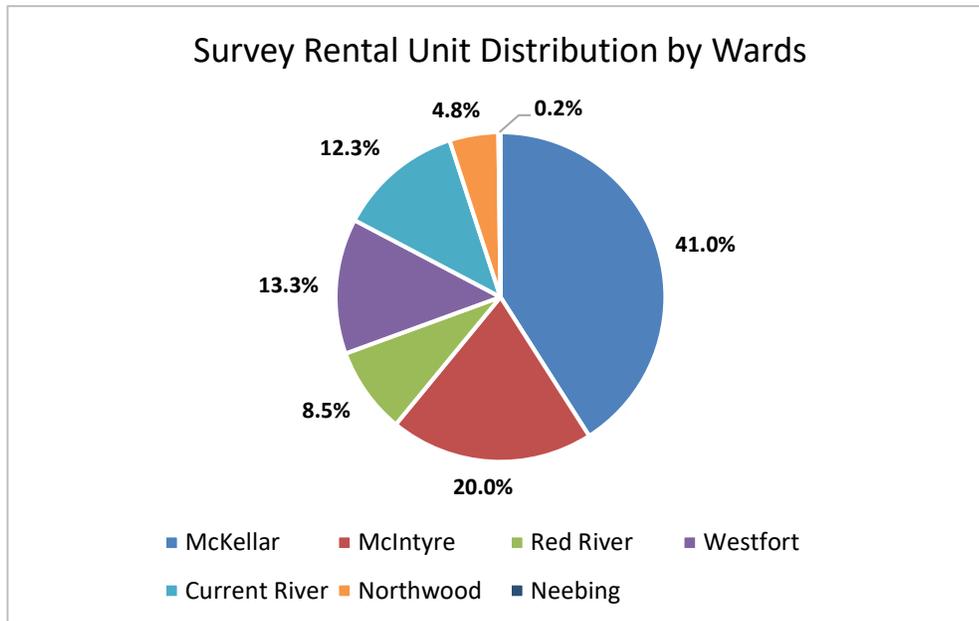
The City of Thunder Bay is divided into seven wards. Completed surveys filled in with address or postal code accounted for 2,518 units, and their percentage breakdown based on the ward is listed in the following table.

**Table 12: Distribution of Rental Properties by Ward (Survey)**

#	Ward	Total	Percentage
1	Current River	309	12.3%
2	McIntyre	504	20.0%
3	McKellar	1032	41.0%
4	Neebing	5	0.2%
5	Northwood	121	4.8%
6	Red River	213	8.5%
7	Westfort	334	13.3%
	<b>Total</b>	<b>2,518</b>	<b>100%</b>

The most properties were reported in McKellar ward (41.0%), followed by McIntyre (20.0%), Westfort (13.3%), Current River (12.3%), Red River (8.5%), and Northwood (4.8%). Neebing had the lowest number of properties reported per ward at 0.2%. From the survey alone, we gathered data for 2,518 rental units for the total number of rental units overall.

Figure 5: Rental Properties by City of Thunder Bay Wards (Survey)



Building type refers to the rental property structure and number of rental units within the property. By building type, a wide variety of properties were reported. This question defined three structural categories: houses (single detached homes), townhouses (or row houses) and multi-unit buildings. Houses were divided into two categories: “single-unit houses,” where only one tenant or tenant family is living in the house and “multiple unit houses,” where a single-detached home has been retrofitted to contain two or more legal rental units for separate tenants or tenant families. We categorized building type choices as follows in Table 13 below.

Table 13: Type of Property Breakdown (Survey)

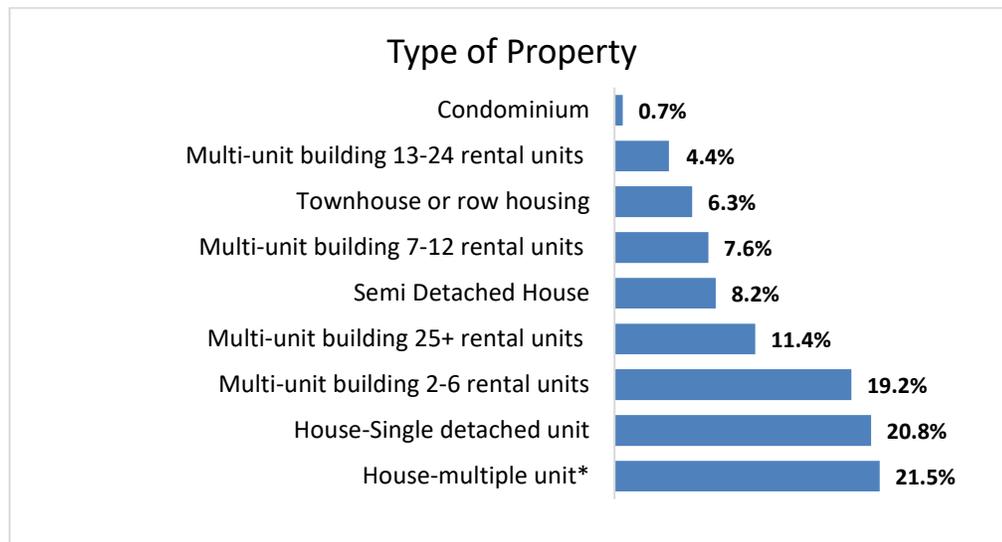
Type of Property
House – Single-detached unit
House -Multiple units (retrofitted to contain two or more tenants)
Semi-Detached House
Condominium
Townhouse or row housing
Multi-unit building 2-6 rental units
Multi-unit building 7-12 rental units
Multi-unit building 13-24 rental units
Multi-unit building 25+ rental units

The most reported type of building was “house -multiple units (retrofitted to contain two or more tenants)” (20.7%). The least reported building types were “multi-unit building – 13-24 rental units” (4.7%) and “condominium” (0.7%).



Unlike single detached homes, semi-detached units are designed from the outset to house multiple individual tenants in a side-by-side or with a rental consisting of an independent main floor apartment and independent basement apartment. See Figure 6.

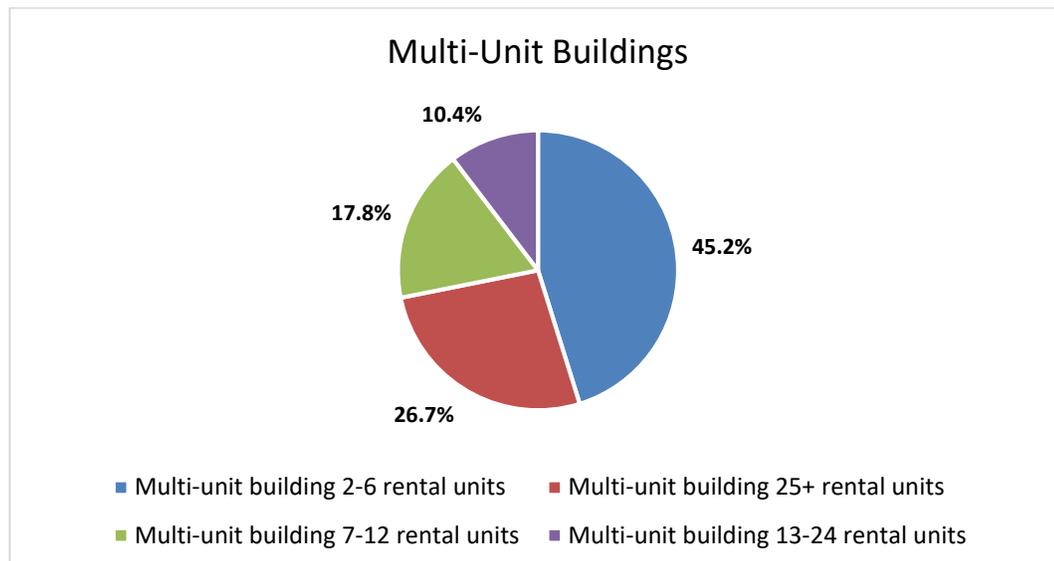
**Figure 6: Type of Property (Survey)**



\* House-multiple unit is defined as a house retrofitted to contain two or more tenants.

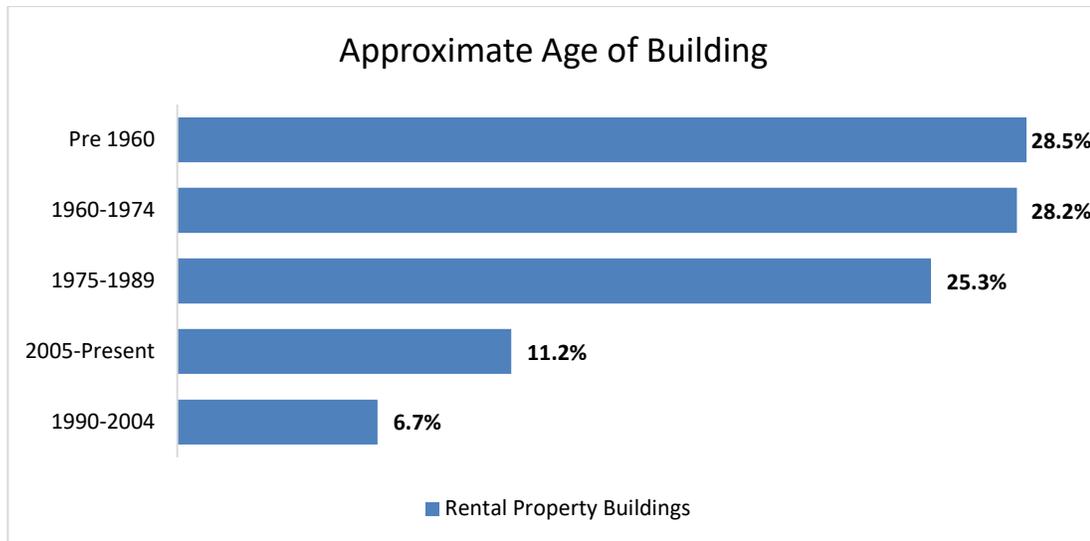
In the survey, multi-unit buildings were divided into 2 – 6 rental units, 7 – 12 rental units, 13 – 24 rental units and much larger complexes with 25+ rentals. Multi-unit Buildings made up the large portion of responses (42.6%), though the most common multi-unit building reported were houses that were retrofitted to contain two or more tenants. (21.5%). (Figure 7).

**Figure 7: Multi-Unit Building Breakdown (Survey)**





**Figure 8: Approximate Age of Building (Survey)**



Respondents were asked to indicate the approximate age of their building/property and the exterior finish of the building managed or owned by the respondent. Of the age of the surveyed properties, the most considerable portions are the rentals built pre-1960 (28.5%) and 1960-1974 (28.2%), followed by buildings constructed between 1975 and 1989 (25.3%). The smallest portion of properties surveyed was between 1990-2004 (6.7%); the newest builds, 2005 to present, make up 11.2% of the buildings surveyed.

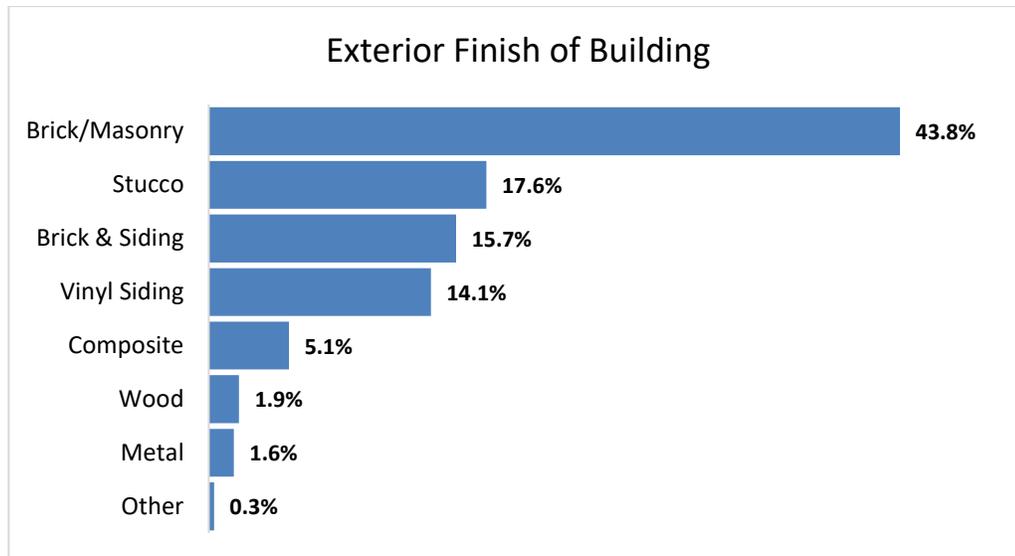
The most popular exterior finishes for rental properties in Thunder Bay were Brick/Masonry (43.8%), followed by Stucco (17.6%). The additional exterior finishes are broken down, as shown in the following table.

**Table 14: Exterior Finish of Rental Properties (Survey)**

Exterior Finish of Rental Properties in Thunder Bay								
Exterior Finish	Brick Masonry	Vinyl Siding	Brick & Siding	Stucco	Wood	Metal	Composite Siding	Other (not specified)
% of Properties	43.8%	14.1%	15.7%	17.6%	1.9%	1.6%	5.1%	0.3%

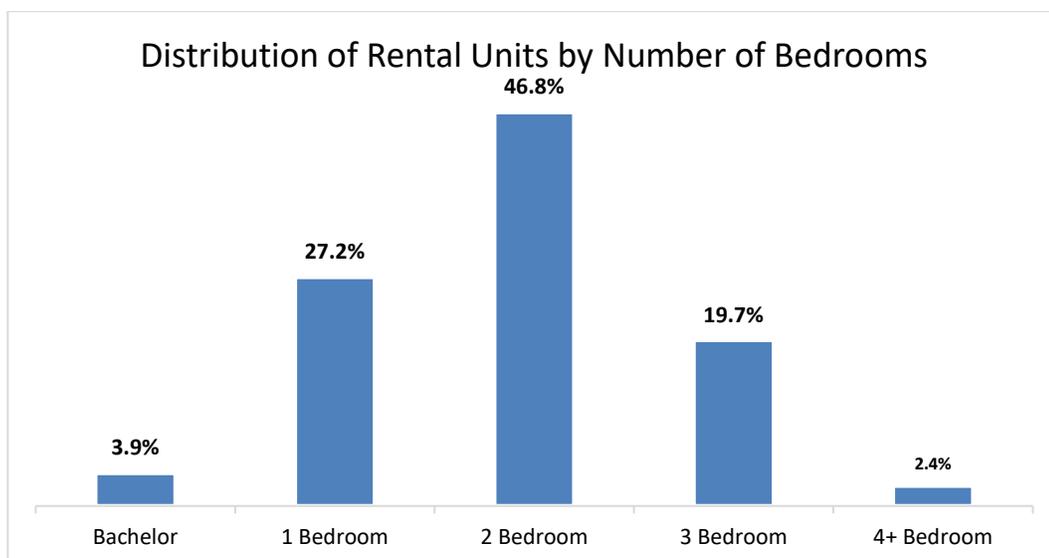


**Figure 9: Exterior Finish of Building (Survey)**



Respondents were asked to indicate the total number of rental units they managed, organized by the number of bedrooms in each unit. By the number of bedrooms, 98 units were Bachelor units (3.9%), 686 units (27.2%) were one-bedroom units, 1178 units (46.8%) were two-bedroom units, 496 (19.7%) were reported as three-bedroom units, and 60 (2.4%) were units with four or more bedrooms. The total number of rental units sampled was 2,518.

**Figure 10: Distribution of Rental Units by Number of Bedrooms (Survey)**



As demonstrated in Figure 10 above, two-bedroom apartments made up the majority of rental units sampled in the survey (46.8% total), followed by one-bedrooms at 27.2% and three-bedrooms at 19.7%.



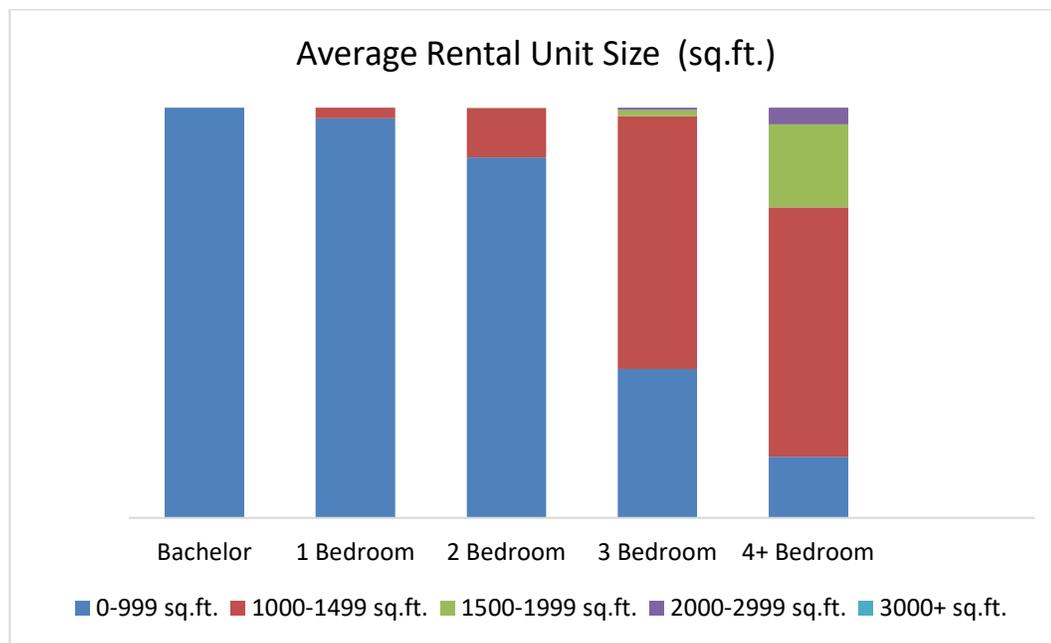
Respondents were also asked to state the average size of their rental units. All 98 Bachelor units were reported to be less than 1000 square feet.

The majority (79.1%) of Rental Units in the City of Thunder Bay captured in the survey were reported as falling into the 0-999 square foot average size category (Table 15).

**Table 15: Rental Unit Size Broad Average (Survey)**

Distribution of Rental Units by Size (Square Footage)						
Square Footage	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	Total (%)
0-999 Sq Ft	98	668	1,035	180	11	1,992 (79.1%)
1000-1499 Sq Ft	0	18	142	306	31	497 (19.7%)
1500-1999 Sq Ft	0	0	1	7	15	23 (0.9%)
2000-2999 Sq Ft	0	0	0	3	3	6 (0.2%)
3000+ Sq Ft.	0	0	0	0	0	0 (0.0%)

**Figure 11: Average Unit Size (Survey)**



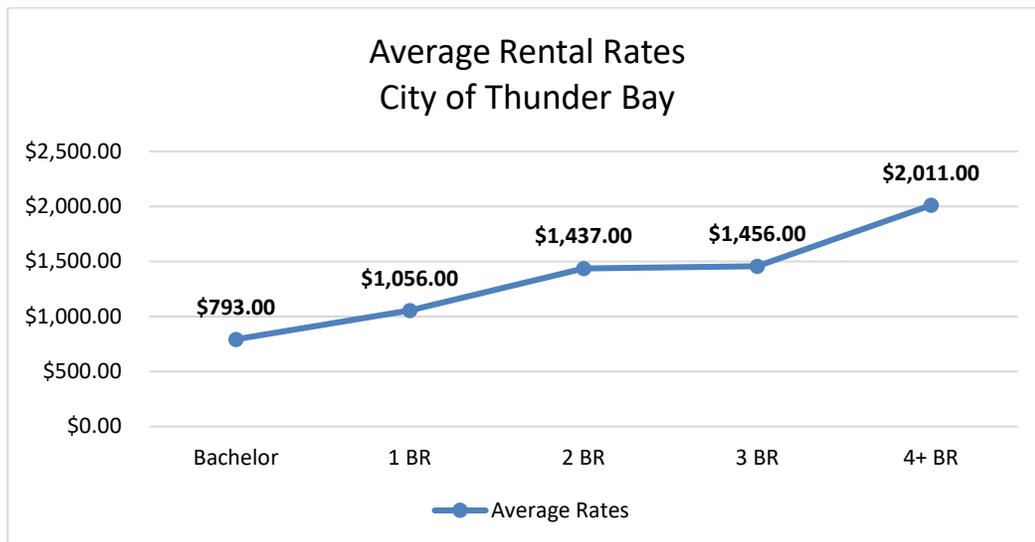
The next question asked of respondents was to provide the average rent for the rental units by size as indicated by the number of bedrooms. Table 16 shows the average rent by the number of bedrooms when weighted by the number of rental units per property and the minimum and maximum rates for each category.

**Table 16: Descriptive Data Points for Thunder Bay (Survey)**

Unit Type	Total Number of Units	Min Rate	Max Rate	Average Rate
<b>Bachelor Units</b>	98	\$550.00	\$1,100.00	<b>\$793.00</b>
<b>1 Bedroom Units</b>	686	\$659.00	\$1,975.00	<b>\$1,056.00</b>
<b>2 Bedroom Units</b>	1178	\$715.00	\$2,300.00	<b>\$1,437.00</b>
<b>3 Bedroom Units</b>	496	\$875.00	\$3,100.00	<b>\$1,456.00</b>
<b>4+ Bedroom Units</b>	60	\$1,400.00	\$2,800.00	<b>\$2,011.00</b>

Bedrooms per unit and average monthly rent rate were positively correlated; as the number of bedrooms in a rental unit increased, so did the unit's rental rate. The table above illustrates the distribution of rental units across the rental ranges.

**Figure 12: Average Rental Rates – City of Thunder Bay (Survey)**



The above illustration highlights the average rental rates for the City of Thunder Bay. The average rate for three-bedroom units is slightly lower than the average two-bedroom units due to the influence of more three-bedroom properties not including utilities in the monthly price, reducing rent. However, mode and median values are the same at \$1,400.00.

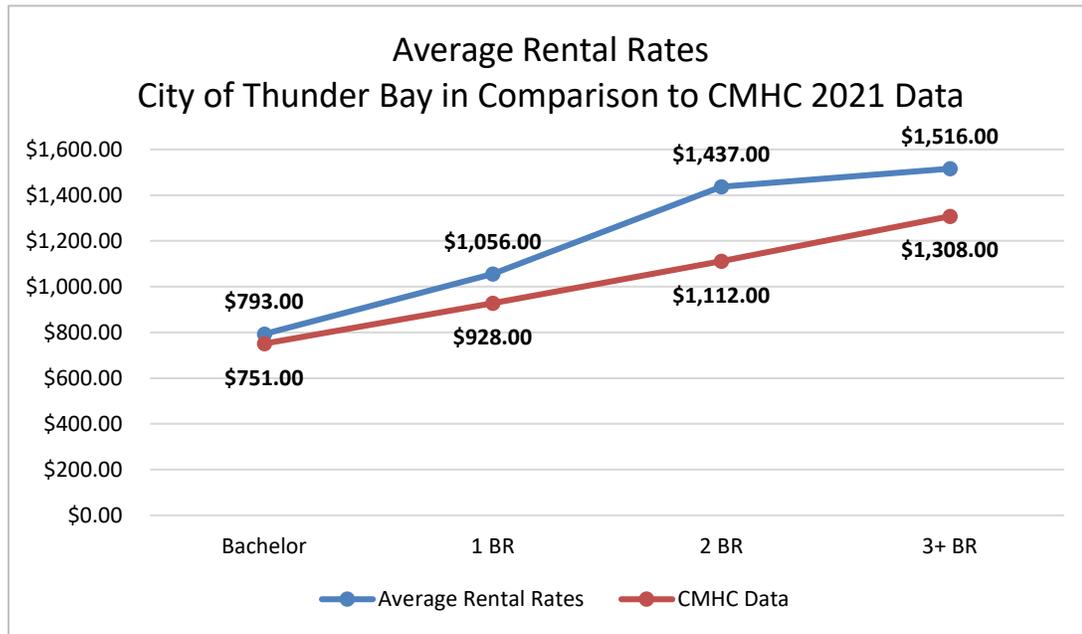
**Table 17: Aggregate Mode and Median Survey Rates as of May 2022 (Survey)**

Unit Type	Aggregate	
	Mode	Median
<b>Bachelor</b>	\$740.00	\$740.00
<b>1 Bedroom</b>	\$1,050.00	\$1,050.00
<b>2 Bedroom</b>	\$1,400.00	\$1,400.00
<b>3 Bedroom</b>	\$1,400.00	\$1,400.00
<b>4+ Bedroom</b>	\$2,000.00	\$2,000.00



The following figure shows the data from the City of Thunder Bay surveyed rental rates compared to the 2021 CMHC data. The surveyed data's current market rent rates are higher than the CMHC rates.

**Figure 13: Average Rental Rates - City of Thunder Bay in Comparison to CMHC 2021 Data**



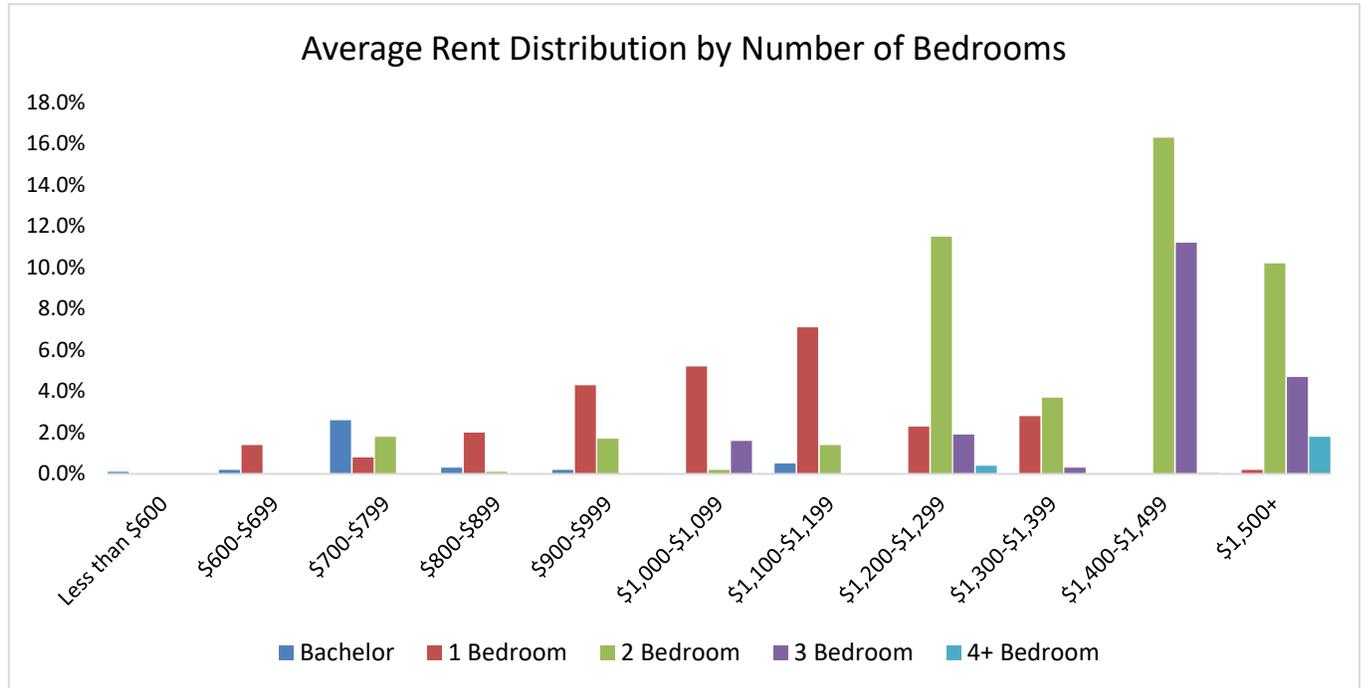
The following table outlines the average rent distributed by the number of bedrooms and categorized by one hundred dollar intervals.

**Table 18: Average Rent Distribution by Number of Bedrooms (Survey)**

Average Rent Distribution by No. of Bedrooms in the City of Thunder Bay											
	Less than \$600	\$600-\$699	\$700-\$799	\$800-\$899	\$900-\$999	\$1000-\$1099	\$1100-\$1199	\$1200-\$1299	\$1300-\$1399	\$1400-\$1499	\$1500+
<b>Bachelor (%)</b>	3 (0.1%)	6 (0.2%)	65 (2.6%)	7 (0.3%)	4 (0.2%)	-	13 (0.5%)	-	-	-	-
<b>1 Bdrm (%)</b>	-	36 (1.4%)	22 (0.8%)	49 (2.0%)	109 (4.3%)	131 (5.2%)	178 (7.1%)	59 (2.3%)	71 (2.8%)	-	4 (0.2%)
<b>2 Bdrm (%)</b>	-	-	45 (1.8%)	2 (0.1%)	42 (1.7%)	5 (0.2%)	34 (1.4%)	290 (11.5%)	92 (3.7%)	410 (16.3%)	258 (10.2%)
<b>3 Bdrm (%)</b>	-	-	-	-	-	41 (1.6%)	-	48 (1.9%)	7 (0.3%)	282 (11.2%)	118 (4.7%)
<b>4+ Bdrm (%)</b>	-	-	-	-	-	-	-	10 (0.4%)	-	1 (0.04%)	49 (2.0%)

It should be noted that 4-bedroom units had the smallest number of units reported (60 units of 2,518 units or 2.4%), so the averages for 4-bedroom units presented in this section are highly susceptible to the influence of outliers.

Figure 14: Average Rent Distribution by Number of Bedrooms (Survey)



The survey also asked respondents to indicate whether or not their rental rates included the cost of hydro or natural gas utilities in the rental price (Utilities All Included). The average rent was recalculated based on the categories of “Utilities All Included,” “Utilities Not Included,” and “Utilities Some Included” (in this case, the respondent indicated either hydro or natural gas was included in the rental price but not both). The impact of utilities on average rental prices is presented in Table 19.

Table 19: Influence of Utilities on Average Rent (Survey)

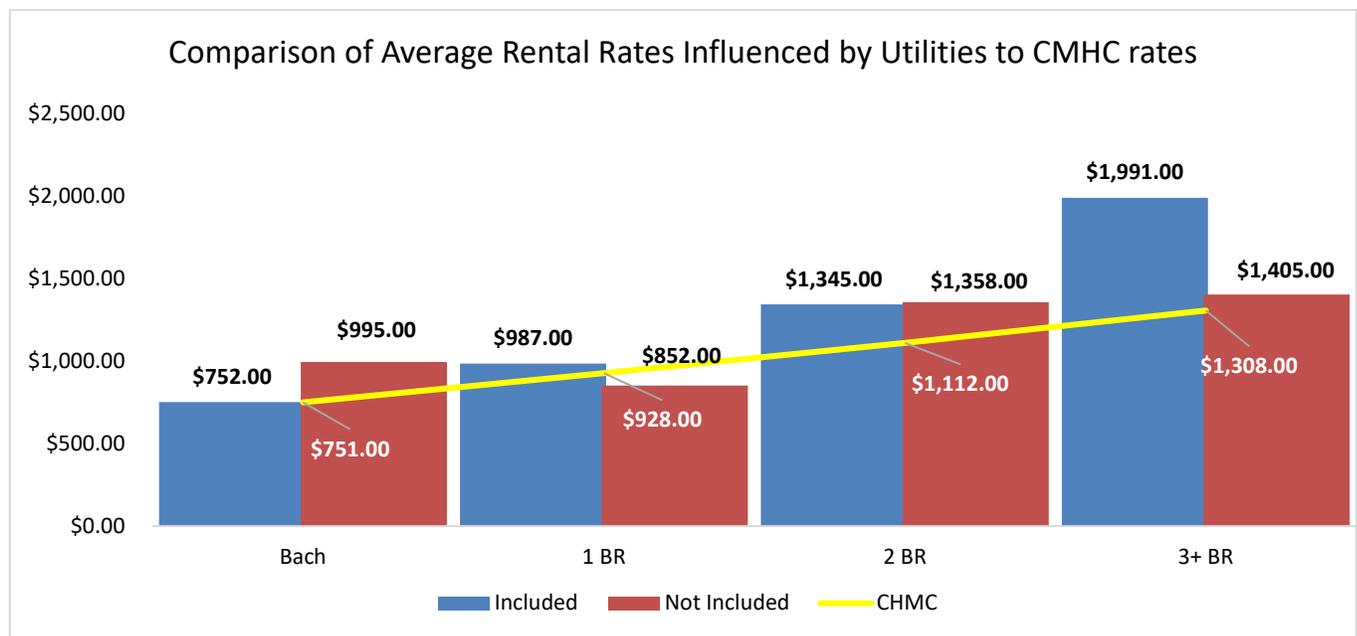
Utilities Not Included	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
Total Units	2	74	261	192	18
Total Average Rent	\$995.00	\$852.00	\$1,358.00	\$1,383.00	\$1,633.00
Utilities Some Included	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
Total Units	33	483	734	251	5
Total Average Rent	\$860.00	\$1,105.00	\$1,488.00	\$1,424.00	\$2,280.00
Utilities Included	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
Total Units	63	129	183	53	37
Total Average Rent	\$752.00	\$987.00	\$1,345.00	\$1,873.00	\$2,159.00
<b>Difference (\$)</b>	<b>-\$241.00</b>	<b>\$135.00</b>	<b>-\$13.00</b>	<b>\$490.00</b>	<b>\$526.00</b>
<b>Difference (%)</b>	<b>-24.2%</b>	<b>15.9%</b>	<b>1.0%</b>	<b>35.4%</b>	<b>32.2%</b>



The difference was calculated for “Utilities Not Included” and “Utilities Included.” “Some included” was omitted as it was too ambiguous for what utilities were included or not to make the comparison. Three and four bedrooms had the highest impact on “utilities included” because these units were most likely to be full houses. Further comparison in the figure below shows the average rental rates with utilities included and not included compared to CMHC rates.

However, CMHC data amalgamates utilities included and not included, whereas the survey data distinguishes between the two. For a fair comparison, three and four-plus bedrooms were combined to reflect CMHC's three-plus bedroom data.

**Figure 15: Comparison of Average Rental Rates Influenced by Utilities to CMHC Rates**



**Table 20: Occurrence Rate of Utilities in Rent Prices (Survey)**

Occurrence Rate of Utilities	Units	Percentage %
Utilities Not Included	547	21.7%
Utilities Part. Included	1,506	59.8%
Utilities Included	465	18.5%
<b>Total</b>	<b>2,518</b>	<b>100%</b>

Respondents were asked to indicate which amenities or features their properties included. “Parking” and “Appliances Included” were reported to be available to tenants for 93.2% of respondents. Private Entrance (85.5%) and Laundry Facilities (85.1%) were also reported by most respondents. The following table summarizes the prevalence of the amenities amongst the surveyed properties.

**Table 21: Prevalence of Amenities for Rental Units in Thunder Bay (Survey)**

<b>Prevalence of Amenities in Rental Properties in Thunder Bay</b>	
<b>Amenities</b>	<b>Prevalence Rate</b>
<b>Parking</b>	93.2% (276)
<b>Appliances Included</b>	93.2% (276)
<b>Private Entrance</b>	85.5% (253)
<b>Laundry</b>	85.1% (252)
<b>Lease Required</b>	72.0% (213)
<b>Security System/Entrance</b>	25.0% (74)
<b>Pet Friendly</b>	18.6% (55)
<b>Elevator</b>	9.5% (28)
<b>Wheelchair Accessible</b>	7.1% (21)
<b>Furnished (all or part)</b>	4.7% (14)
<b>Includes Internet/WIFI and/or Cable</b>	3.7% (11)
<b>Smoking Allowed</b>	3.0% (9)
<b>Garage</b>	3.0% (9)
<b>Gym</b>	2.4% (7)

The survey's final question requested respondents to provide the postal codes for each rental property so that the data provided could be sorted by Neighbourhood Planning Area, as shown in the maps displayed on pages 27 through 31.

The average rent for each Neighbourhood Planning Area (NPA) was calculated only for each survey response that provided a Postal Code or Street Address for their rental properties. The average rent by NPA is presented in Table 22 (next page) and shows the average rental unit for each area.

This data was sorted from lowest to highest average rent by NPA and assigned a colour representing the approximate value of the average rent to present the information on a map showing the geographic boundaries for each NPA. The colour scale ranges from green (representing low-end rent rates) to yellow (mid-range rent rates) to red (high-end rent rates).

Maps visually displaying the results of the NPA Average Rent analysis are presented in Figures 16 – 20 on the pages following Table 22 on the following page.

Table 22: City of Thunder Bay NPA Average Rent by Number of Bedrooms (Survey)

Neighbourhood Planning Area	Bach Average Rent	1 Bedroom Average Rent	2 Bedroom Average Rent	3 Bedroom Average Rent	4 Bedroom * Average Rent
Academy Heights	\$900.00	\$1,099.00	\$1,324.00	\$2,225.00	\$2,123.00
Algoma	\$900.00	\$994.00	\$1,175.00	-	\$1,900.00
Birchwood Heights	\$575.00	-	\$1,300.00	-	-
Cherry Ridge	-	-	\$1,600.00	-	-
College Heights East	-	\$918.00	\$1,354.00	-	-
College Heights West	\$550.00	\$900.00	-	\$1,500.00	-
College Park	\$550.00	-	\$2,100.00	-	-
County Park	-	-	-	\$1,817.00	-
Court-Cumberland North	\$950.00	\$1,475.00	\$1,556.00	\$1,725.00	-
Court-Cumberland South	-	-	\$2,100.00	-	\$2,000.00
Current River	\$875.00	\$1,715.00	\$1,456.00	\$2,132.00	-
East End	\$605.00	\$650.00	\$1,800.00	\$1,700.00	-
Edgewater Park	-	\$1,014.00	\$1,383.00	\$1,725.00	-
Forest Park	-	\$967.00	\$1,248.00	\$1,410.00	\$1,900.00
Gemstone	-	-	-	-	\$2,400.00
Grandview	-	\$1,200.00	\$1,200.00	\$1,660.00	-
Green Acres	-	\$915.00	-	\$1,950.00	-
Hyde Park	\$595.00	-	\$1,475.00	-	-
Intercity Industrial	\$850.00	-	-	-	-
Jumbo Gardens	\$1,100.00	\$1,150.00	\$1,343.00	\$2,000.00	-
Mariday Park	-	-	\$1,488.00	\$1,500.00	\$1,900.00
McIntyre North	-	-	-	-	-
McIntyre South	-	-	-	-	-
McKellar Park	\$800.00	\$945.00	\$1,534.00	\$2,142.00	\$2,000.00
Mount Forest	\$850.00	\$1,038.00	-	-	-
Northwood East	\$789.00	\$865.00	\$1,225.00	\$1,725.00	-
Northwood West	-	-	-	\$1,500.00	\$1,750.00
Parkdale	-	-	\$1,400.00	-	-
River Terrace	-	-	-	-	-
Rosslyn	-	-	-	-	-
Sherwood Estates	-	\$1,350.00	\$1,800.00	-	-
Shuniah	-	\$1,184.00	\$1,395.00	\$2,000.00	-
Simpson-Ogden	\$782.00	\$901.00	\$1,254.00	\$1,600.00	\$1,800.00
West End	-	-	-	-	\$2,200.00
Westfort East	\$1,050.00	\$1,117.00	\$1,459.00	\$1,688.00	\$3,000.00
Westfort West	-	\$1,483.00	\$1,200.00	\$1,325.00	-

\* Note: Rent data was divided into ranges in increments of \$200 (e.g. \$500-\$700), with the highest tier being \$1,501-\$2,000+. The rent range for the units reported in the NPA is presented in the maps on the following pages.



Figure 16: Map of Bachelor Unit Average Rent by City of Thunder Bay NPA (Survey)

### Average Rent by Neighbourhood Planning Area Bachelor Units – SURVEY RESULTS

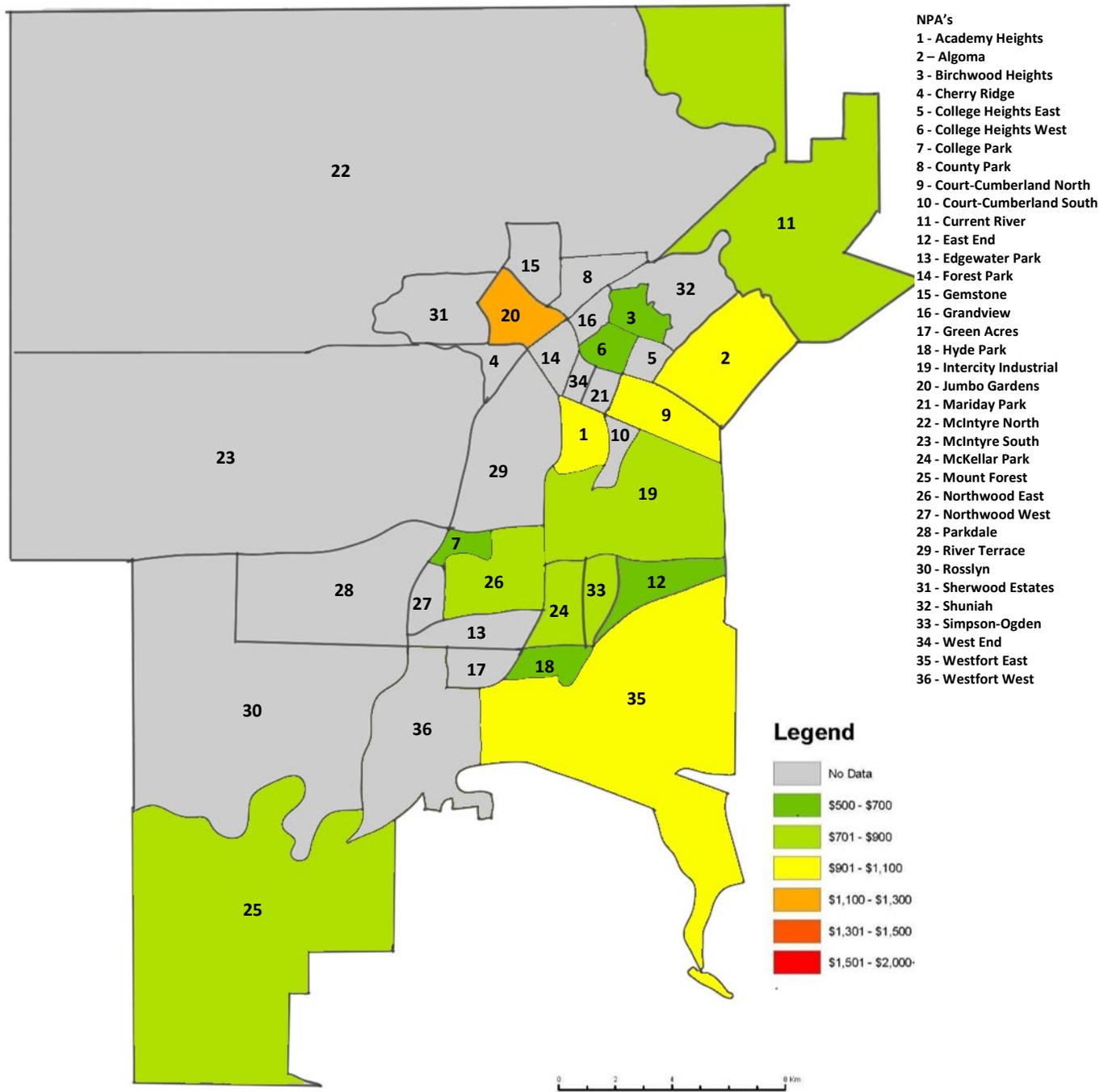




Figure 17: Map of 1 Bedroom Unit Average Rent by City of Thunder Bay NPA (Survey)

### Average Rent by Neighbourhood Planning Area 1 Bedroom Units – SURVEY RESULTS

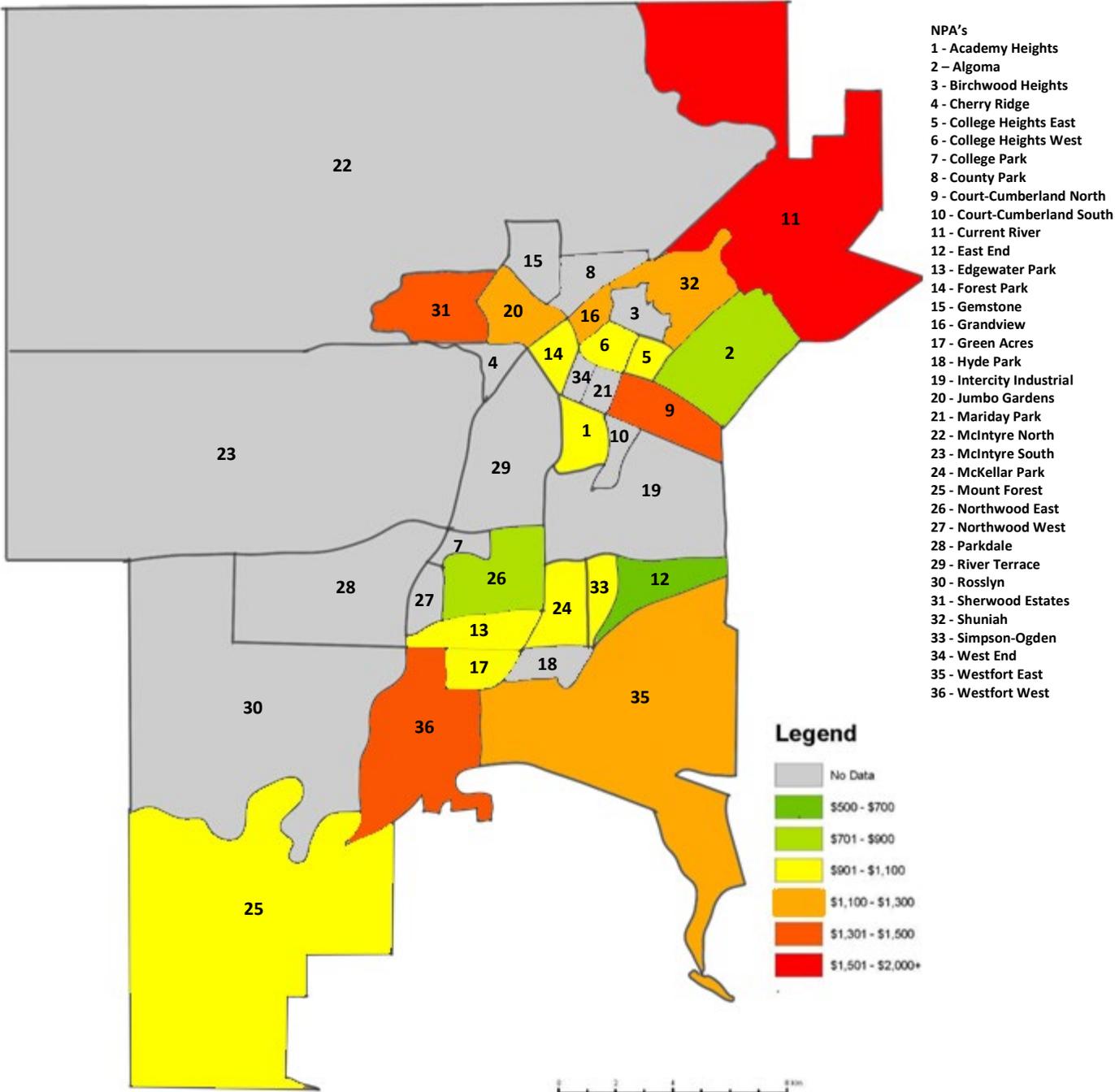




Figure 18: Map of 2 Bedroom Unit Average Rent by City of Thunder Bay NPA (Survey)

### Average Rent by Neighbourhood Planning Area 2 Bedroom Units – SURVEY RESULTS

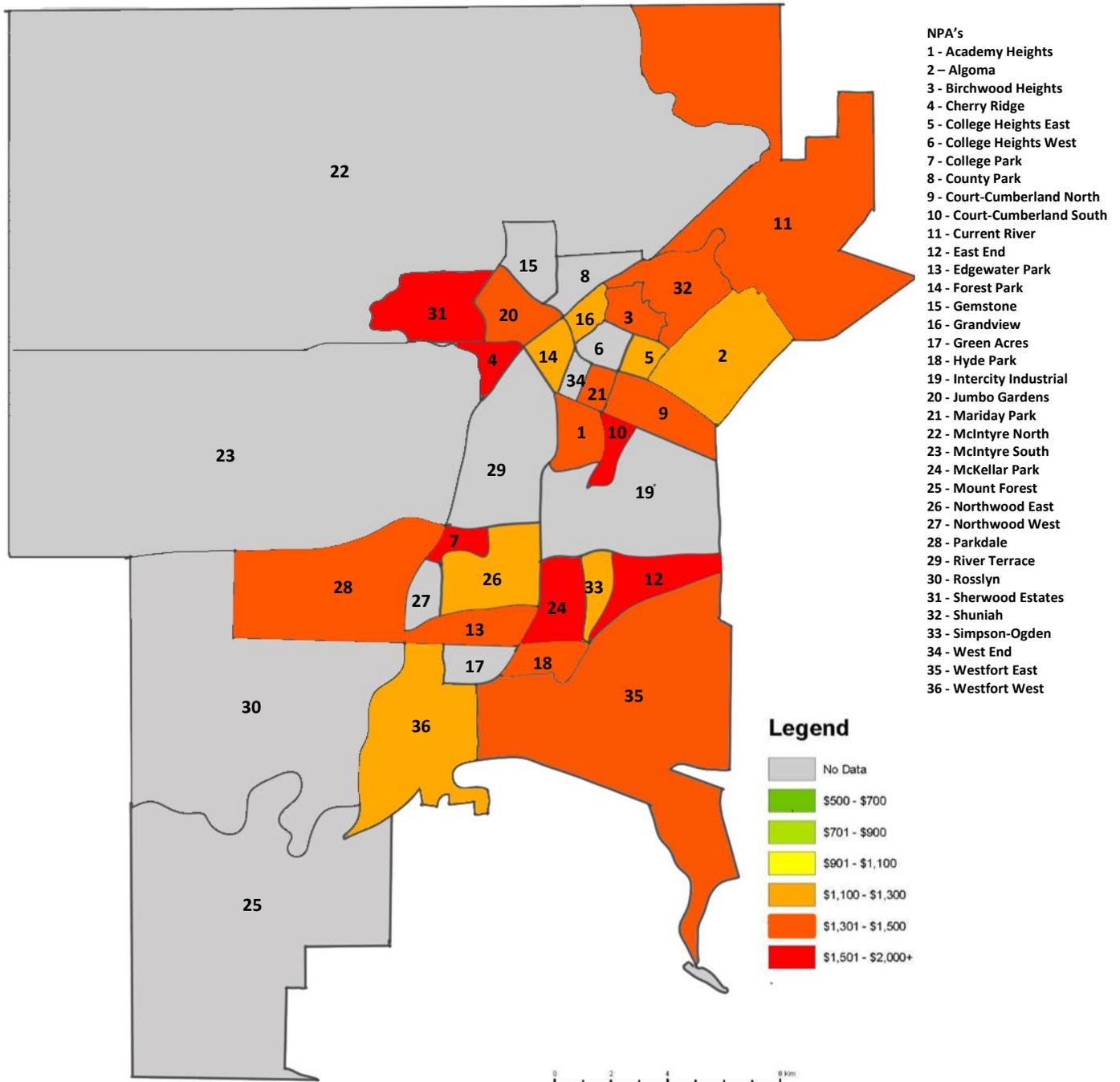




Figure 19: Map of 3 Bedroom Unit Average Rent by City of Thunder Bay NPA (Survey)

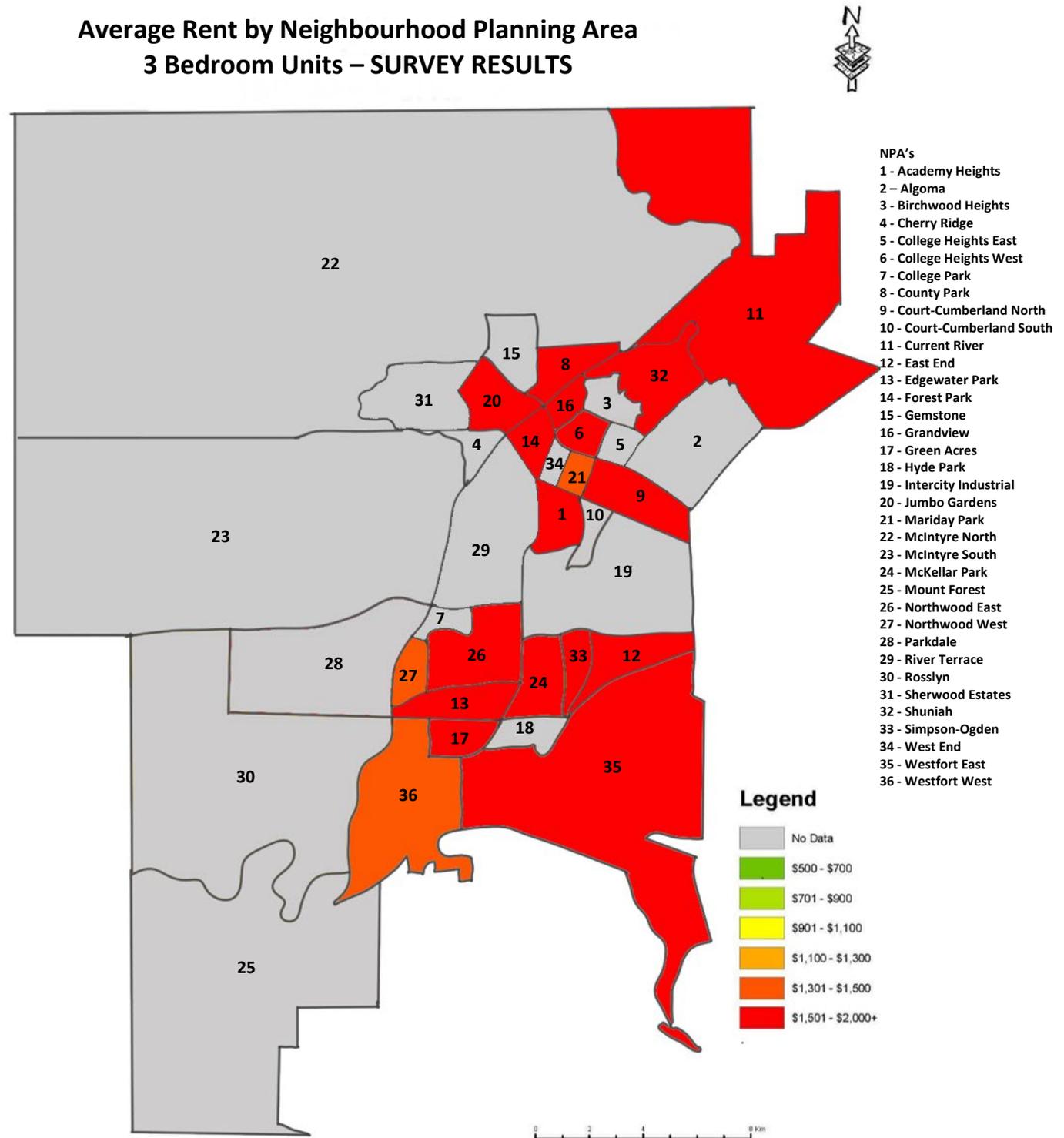
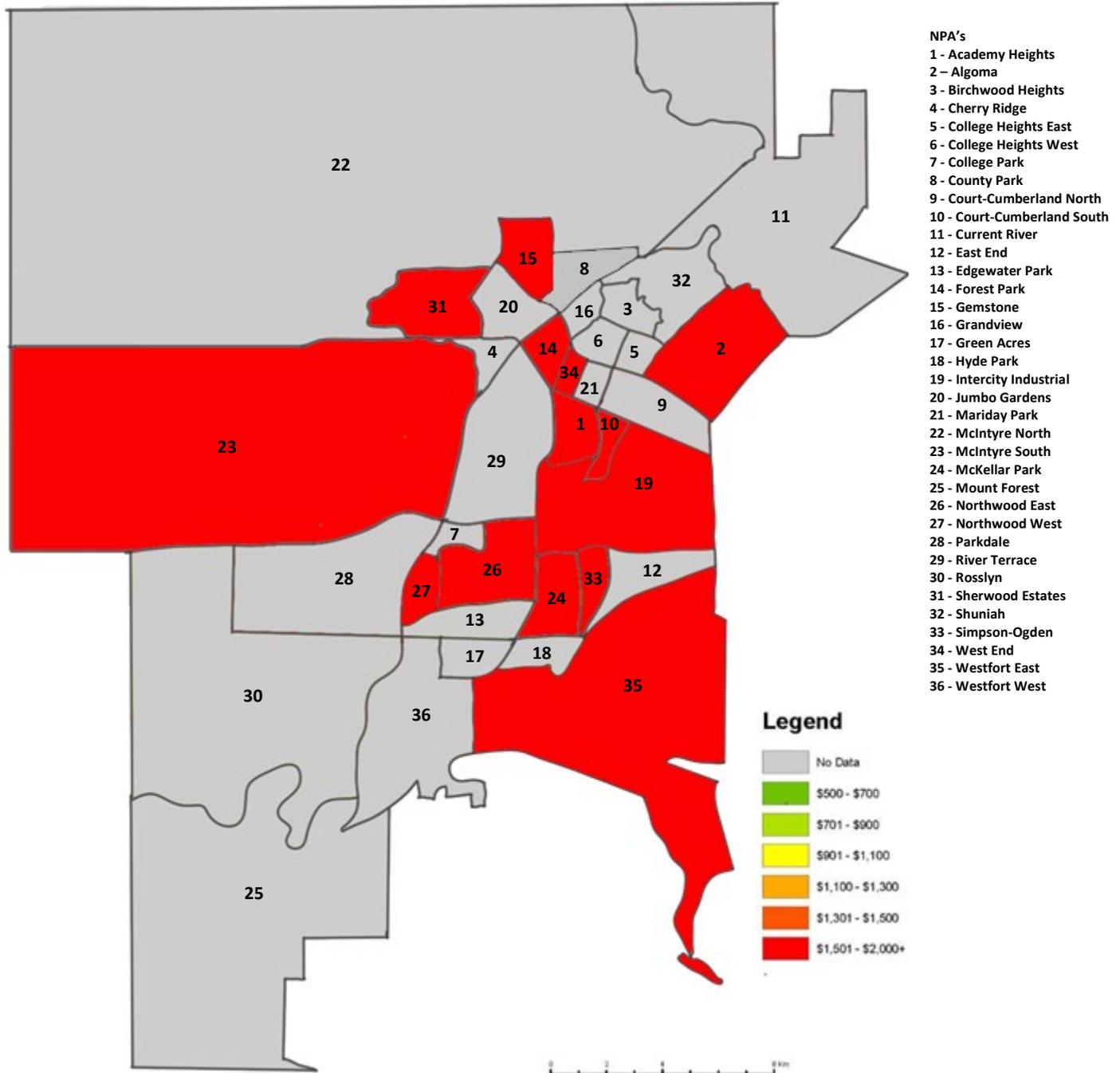




Figure 20: Map of 4 Bedroom Unit Average Rent by City of Thunder Bay NPA (Survey)

### Average Rent by Neighbourhood Planning Area 4+ Bedroom Units – SURVEY RESULTS





## 5.0 ADVERTISED RATES ANALYSIS - CITY OF THUNDER BAY

Advertised rental data was gathered in April and May of 2022. Through the data collection process, we identified 381 available advertised rental units, of which 30 were single rooms within the City of Thunder Bay. The collected information exposed some outliers and relatively new trends that may not have been previously identified. This section of the study summarizes the data collected.

### 5.1 Advertised Rate Data Collection

Information was collected online and discussed with realtors and landlords through various public sources. The list below identifies the online sources accessed for the study with detailed descriptions in Appendix C:

- Facebook
- Home Sweet Home Rental Registry
- Kijiji
- Lakehead University Off-Campus Housing
- Rent Panda
- Rent Seeker
- Rentals.ca
- RentBoard
- Rentola
- Trovit.ca
- Zillow
- Zoeken

When analyzing the data points, it was decided that two data sets be developed and then aggregated. As the rental market is influenced by different types of units (by the number of rooms and various unit sizes) and location, the data was broken down into prominent properties (multi-units seven units and over) and smaller properties.

As some landlords advertise their units on Airbnb or market to out-of-town contractors, they tend to demand a premium leading to an increase in average rental rates, as seen by the highest rate shown in the table below. Not only do the Airbnb rates skew the results from the data set, but they also decrease the supply of units in the traditional rental market.

The average rate of rent across all advertised available units is \$1,373.00. The rate of rent that is most commonly charged is \$1,500.00; furthermore, once the rent has been sorted from highest to lowest, the median is \$1,275.00. The rent range observed in this data set is from \$550.00 to \$4,000.00. Advertised rates at \$4,000.00 are uncommon in the data set and are considered outliers.

**Table 23: Aggregate Advertised Rental Rate - City of Thunder Bay**

Aggregated Advertised Rental Rates	
Indicators	Rent
Mean	\$1,373.00
Mode	\$1,500.00
Median	\$1,275.00
Highest Rate	\$4,000.00
Lowest Rate	\$550.00



## 5.2 Advertised Rates Analysis for the City of Thunder Bay

As stated previously, data was gathered for 381 units within the City of Thunder Bay, and Table 23 above summarizes the aggregate of all data points. The following tables show the advertised average rate by unit size and, more specifically, the number of rooms.

The data was sorted and checked to ensure completeness. Parameters such as location, postal codes and City wards needed to be verified to ensure the units were within City limits. Of the 381 data points, 328 (86.1%) met completeness. This was made possible using Google Maps and the City of Thunder Bay ward maps.

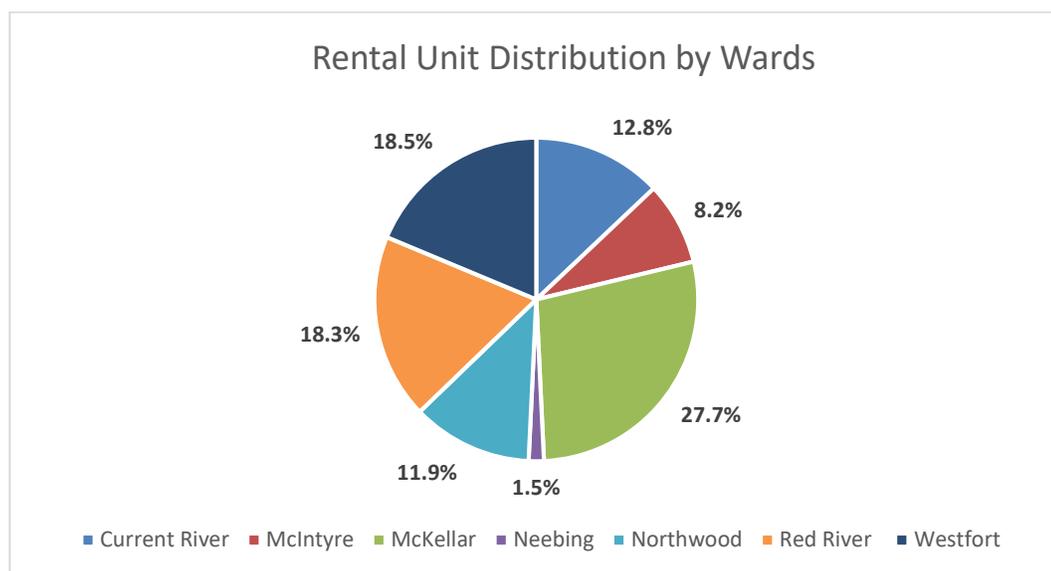
## 5.3 Distribution of Rental Properties by Ward (Advertised Rentals)

The City of Thunder Bay is divided into seven wards. The advertised rental rates collected that were complete with address or postal code accounted for 328 units, and their percentage breakdown based on the ward is listed in the table below.

**Table 24: Distribution of Rental Properties by Ward (Advertised)**

#	Ward	Total	Percentage
1	Current River	42	12.8%
2	McIntyre	27	8.2%
3	McKellar	91	27.7%
4	Neebing	5	1.5%
5	Northwood	39	11.9%
6	Red River	60	18.3%
7	Westfort	64	18.5%
<b>Total</b>		<b>328</b>	<b>100%</b>

**Figure 21: Rental Units by City of Thunder Bay Wards (Advertised)**



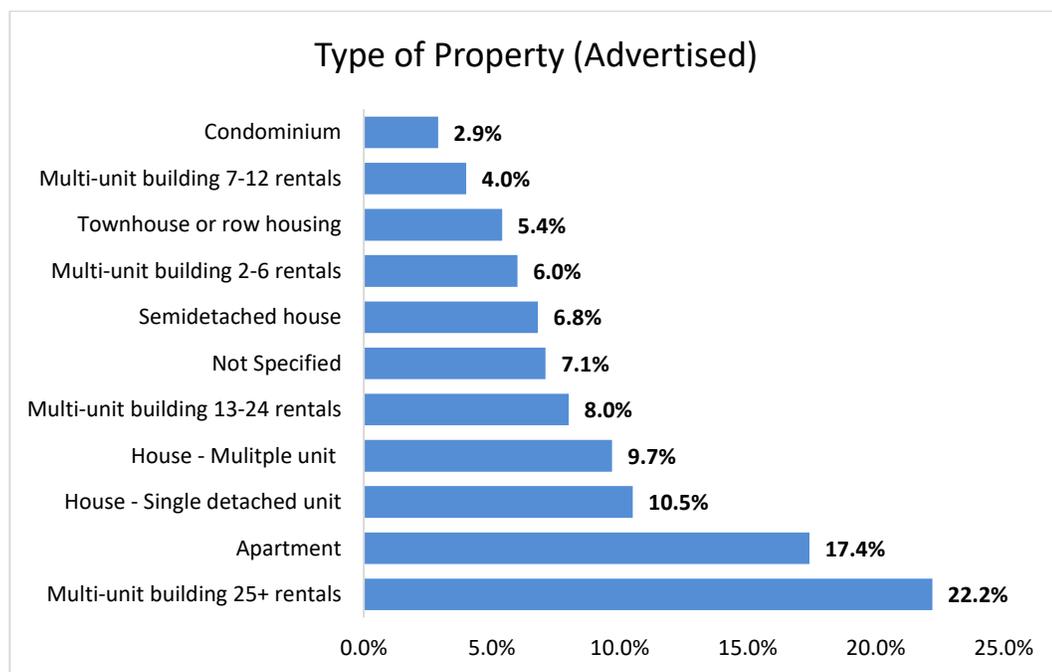


**Table 25: Type of Property Breakdown (Advertised)**

Type of Property
House – Single-detached unit
House – Multiple units (retrofitted to contain two or more tenants)
Semidetached house
Condominium
Townhouse or row housing
*Apartment
Multi-unit building 2-6 rental units
Multi-unit building 7-12 rental units
Multi-unit building 13-24 rental units
Multi-unit building 25+ rental units

\* Apartment was added to this list as a variation to the multi-unit building as the type of building the advertised rental was posted for wasn't always identifiable.

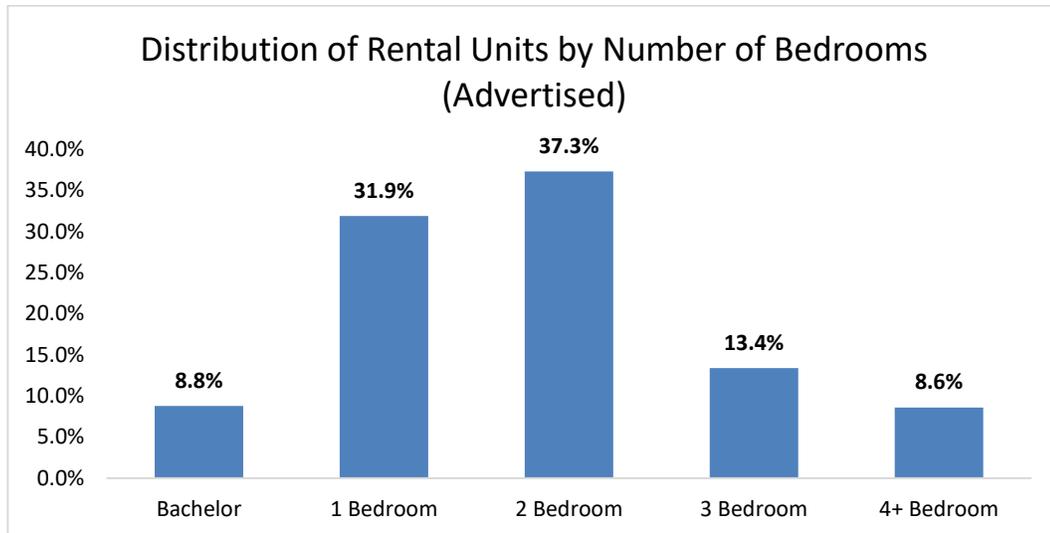
**Figure 22: Type of Property (Advertised)**



The approximate building age and exterior finish are not consistently available in advertised rentals to make a comparison.



**Figure 23: Distribution of Rental Units by Number of Bedrooms (Advertised)**



As demonstrated in the figure above, two-bedroom apartments made up a large portion of advertised rental units (37.3%), followed closely by one-bedroom units (31.9%). The average square footage of rental units was not available consistently throughout the advertisements in order to make a comparison.

For the comparative purpose, we segregated the advertised rates between larger apartment buildings and the rest of the data. All the data was then aggregated and analyzed, as shown in Table 28 below. Tables 26 and 27 illustrate this difference.

**Table 26: Descriptive Data Points for Thunder Bay as of May 2022 (Advertised)**

Unit Type	Total Number of Units	Minimum Rent	Maximum Rent	Average Rate
Bachelor	21	\$550.00	\$1,050.00	\$794.00
1 Bedroom	46	\$600.00	\$2,500.00	\$1,124.00
2 Bedroom	66	\$850.00	\$2,300.00	\$1,567.00
3 Bedroom	33	\$1,410.00	\$3,600.00	\$1,837.00
4+ Bedroom	30	\$1,600.00	\$4,000.00	\$2,258.00

The following table encompasses the advertised rental rates for large apartment buildings classified as multi-unit buildings with 25+ rental units. This data was acquired partly through property management web pages and in direct consultation with property managers for each building for their advertised rates.

**Table 27: Large Apartment Building Advertised Rates as of May 2022 (Advertised)**

Unit Type	Total Number of Units	Minimum Rent	Maximum Rent	Average Rate
Bachelor	10	\$700.00	\$1,150.00	\$875.00
1 Bedroom	66	\$750.00	\$1,450.00	\$1,024.00
2 Bedroom	65	\$1,045.00	\$1,630.00	\$1,277.00
3 Bedroom	14	\$1,299.00	\$1,750.00	\$1,593.00



**Table 28: Aggregate Advertised Rates as of May 2022**

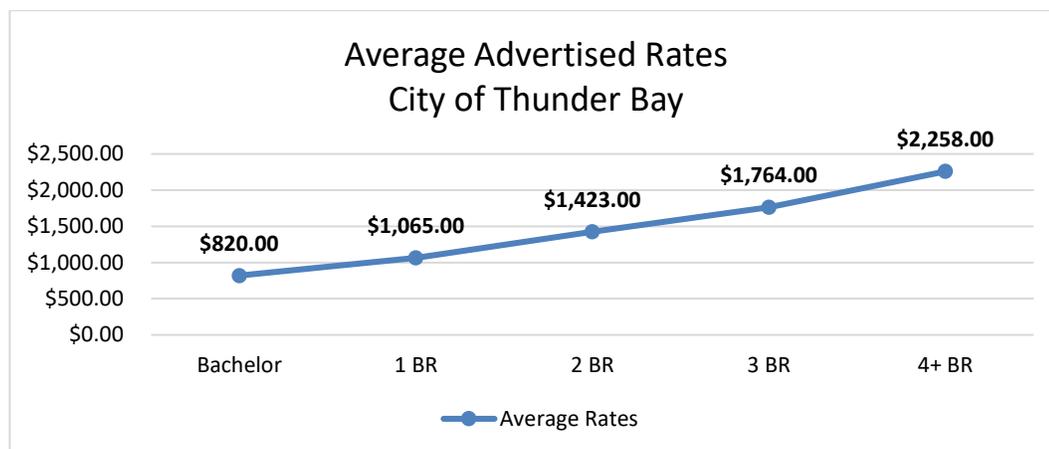
Unit Type	Total Number of Units	Minimum Rent	Maximum Rent	Average Rate
Bachelor	31	\$550.00	\$1,150.00	\$820.00
1 Bedroom	112	\$600.00	\$2,500.00	\$1,065.00
2 Bedroom	131	\$850.00	\$2,300.00	\$1,423.00
3 Bedroom	47	\$1,299.00	\$3,600.00	\$1,764.00
4+ Bedroom	30	\$1,600.00	\$4,000.00	\$2,258.00

The table above shows the aggregate data results for average rental units across the City of Thunder Bay. Rents for all units (without distinguishing the number of rooms) vary from as low as \$550 to as high as \$4,000. The lowest average rental rate is \$820, and the highest average rental rate is \$2,258. The information in Table 28 above has been plotted in the figure below and shows a positive correlation between the number of bedrooms and monthly rental rates.

**Table 29: Aggregate Mode and Median Advertised Rates as of May 2022**

Unit Type	Aggregate	
	Mode	Median
Bachelor	\$950.00	\$850.00
1 Bedroom	\$925.00	\$995.00
2 Bedroom	\$1,600.00	\$1,350.00
3 Bedroom	\$1,750.00	\$1,675.00
4+ Bedroom	\$2,000.00	\$2,110.00

**Figure 24: Average Advertised Rates – City of Thunder Bay**



To accurately compare with CMHC data, advertised three-bedroom and four-bedroom plus rates were combined and averaged. Thirty (30) units were separated from the total data sample because they were room rentals. When further analyzing and dissecting the data, the advertising of single bedrooms within a rental unit was noticed and is believed to be more commonly advertised today than in the past. These advertisements appear more student-focused, with the mean for such rental rates being \$519, varying from the lowest at \$250 to the highest at \$700. The “per room” rates include all utilities. See table below.

**Table 30: Advertised Rental Rate per Room**

Indicators	Rent
Mean	\$519.00
Mode	\$550.00
Median	\$600.00
Highest Rate	\$700.00
Lowest Rate	\$250.00

Figure 25 shows the distribution of all 351 advertised units within the City of Thunder Bay. The majority (69.9%) are one and two-bedroom apartments.

**Figure 25: Distribution of Advertised Rental Units**

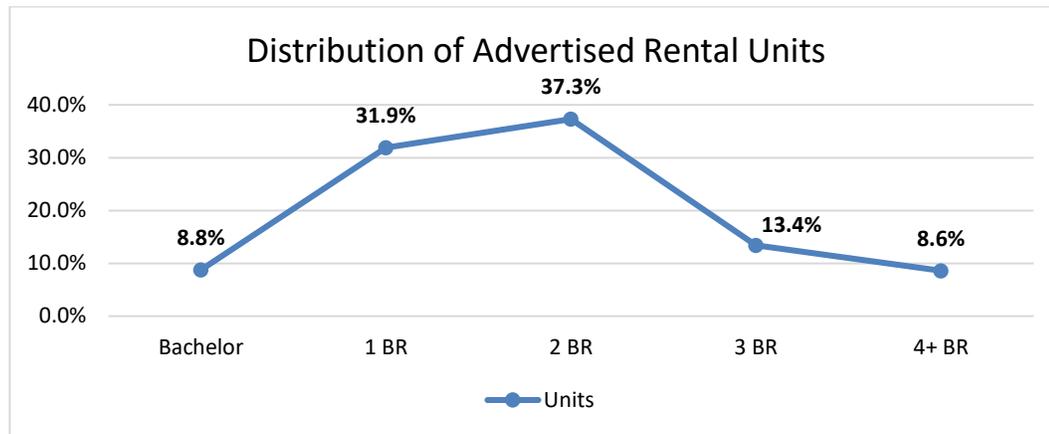


Table 31 illustrates the distribution of advertised rental units across the rental ranges by \$100 increments.

**Table 31: Average Rent Distribution by Number of Bedrooms (Advertised)**

Average Rent Distribution by No. of Bedrooms in the City of Thunder Bay												
	Less than \$600	\$600-\$699	\$700-\$799	\$800-\$899	\$900-\$999	\$1000-\$1099	\$1100-\$1199	\$1200-\$1299	\$1300-\$1399	\$1400-\$1499	\$1500+	
<b>Bach. (%)</b>	5 (16.1%)	6 (19.4%)	2 (6.5%)	7 (22.6%)	8 (25.8%)	2 (6.5%)	1 (3.2%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	31 (100.0%)
<b>1 Bdrm (%)</b>	1 (0.9%)	2 (1.8%)	1 (0.9%)	18 (16.1%)	38 (33.9%)	24 (21.4%)	9 (8.0%)	7 (6.3%)	4 (3.6%)	2 (1.8%)	6 (5.4%)	112 (100.0%)
<b>2 Bdrm (%)</b>	0 (0.0%)	0 (0.0%)	0 (0.0%)	1 (0.8%)	0 (0.0%)	11 (8.4%)	13 (9.9%)	36 (27.5%)	16 (12.2%)	21 (16.0%)	33 (25.2%)	131 (100.0%)
<b>3 Bdrm (%)</b>	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	2 (4.3%)	2 (4.3%)	9 (19.2%)	34 (72.3%)	47 (100.0%)
<b>4+ Bdrm (%)</b>	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	30 (100.0%)	30 (100.0%)



It should be noted that four-bedroom units had the smallest number of units reported (30 units of 296 units or 10.1%), so the averages for four-bedroom units presented in this section are highly susceptible to the influence of outliers.

**Figure 26: Average Rent Distribution by Number of Bedrooms (Advertised)**

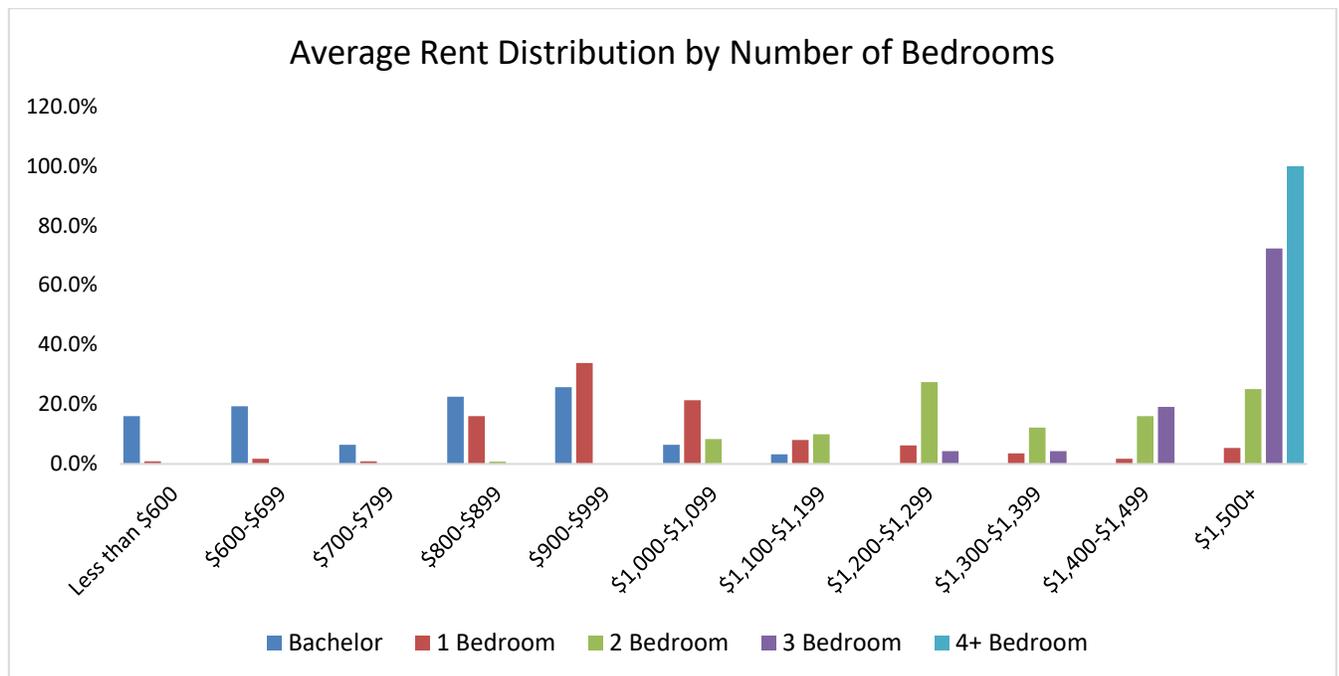


Table 32 below illustrates the average rents reported by the Canadian Mortgage and Housing Corporation (CMHC) in October 2021. Table 33 shows the current advertised rate comparison to CMHC's Thunder Bay CMA. When attempting the comparison with the advertised rental data, we notice a significant divergence regarding two-bedroom units and up, as shown in the figure below.

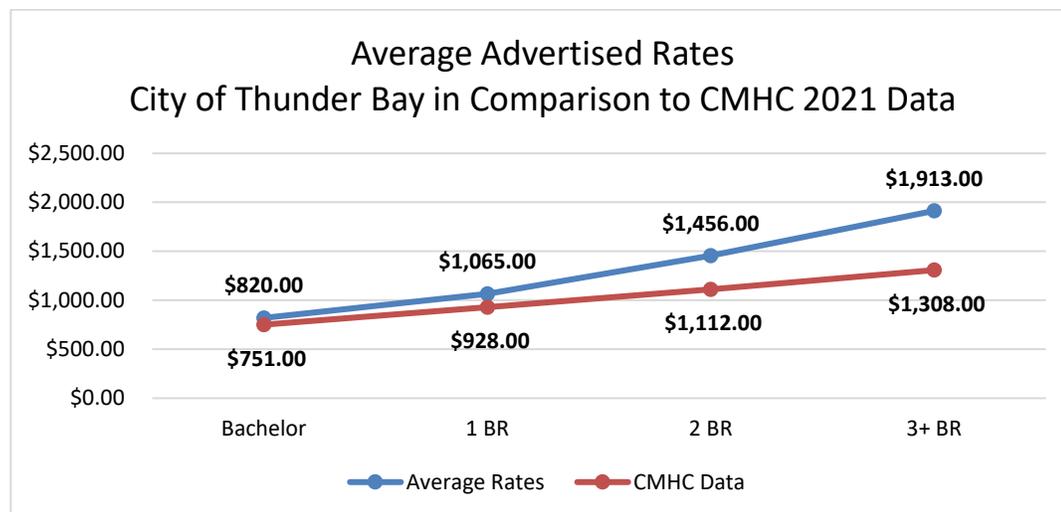
**Table 32: CMHC Average Rents October 2021**

	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom	Total
Zone 1 – North Ward	\$707	\$982	\$1,144	\$1,340	\$1,093
Zone 2 – South Ward	\$762	\$1,073	\$1,202	\$1,202	\$976
Thunder Bay CMA	\$751	\$928	\$1,112	\$1,308	\$1,037

**Table 33: Advertised Rental Comparison to CMHC Rate Thunder Bay CMA**

	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Advertised Rental	\$820	\$1,065	\$1,456	\$1,913
Thunder Bay CMA	\$751	\$928	\$1,112	\$1,308
Difference	\$69	\$137	\$344	\$605

Figure 27: Average Advertised Rates – City of Thunder Bay Compared with CMHC from 2021



For the other comparative purpose, we adjusted the CHMC figures due to the one-year lag by the average rent increase for all Canadian properties listed on Rentals.ca in April 2022, an average increase of 9.0%. Even with this adjustment, there would still be a divergence in rental rates regarding two-bedroom units and up.

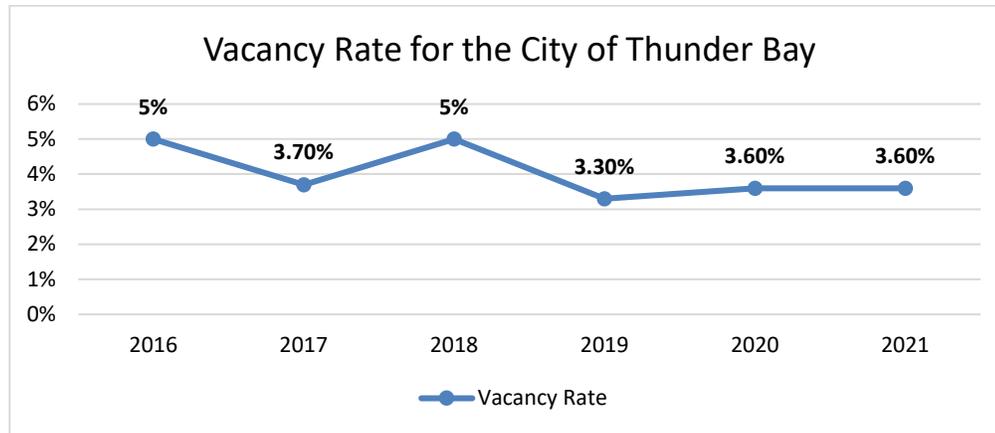
Table 34: Advertised Rental Comparison to Adjusted CMHC Rate Thunder Bay CMA

	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
<b>Advertised Rental</b>	\$820	\$1,065	\$1,456	\$1,913
<b>Thunder Bay CMA (adjusted by 9%)</b>	\$819	\$1,011	\$1,323	\$1,426
<b>Difference</b>	<b>\$2</b>	<b>\$54</b>	<b>\$133</b>	<b>\$487</b>

The average rent for all Canadian properties listed on Rentals.ca in April 2022 was \$1,821.00 per month, an annual increase of 9.0% from \$1,676.00 per month in April 2021. Rents have been increasing in Thunder Bay continuously over the past five years due to high demand in the rental market and the low vacancies. Once a vacant unit is ready for the market, landlords take the opportunity to adjust their rental rates to meet demand. The vacancy rate for Thunder Bay in 2021 was 3.6%<sup>10</sup>. Although rental housing prices are based on current market prices in Ontario, there are no limitations to what a landlord may ask for rent.

<sup>10</sup> <https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=3410012701>

Figure 28: Thunder Bay Vacancy Rates 2016-2021



Based on the Ontario Consumer Price Index (CPI)<sup>11</sup>, Ontario's guideline for rent increases for 2022 is 1.2%. The CPI is a measure of inflation calculated monthly by Statistics Canada using data that reflects economic conditions over the past year. Although rental housing prices are based on current market prices in Ontario, there are no limitations to what a landlord may ask for rent. The guideline applies to most residential rental accommodations covered by the Residential Tenancies Act. It does not apply to rental units in buildings occupied for the first time after November 15th, 2018, community housing units, long-term care homes or commercial property.

#### 5.4 Influence of Utilities on Advertised Rental Rates

When analyzing the data for the influence of utilities on the advertised rates based on the different sizes of units (bedrooms), Tables 35 and 36 summarize the findings. The data was segmented into three categories based on how the advertisements listed the utilities. The utilities were listed as:

1. Not included,
2. Included, and,
3. Some Included.

Table 35 provides the percentage breakdown per unit size of the inclusion or exclusion of utilities in the rental rate. The utilities indicated as "some included" are a bit ambiguous and left to interpretation as not always is it well defined in the posting. In most cases, it includes heat and water, as many buildings have central heating systems, and many secondary units share the same hydro meter.

Table 35: Influence of Utilities on Average Rent (Advertised)

Utilities	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
<b>Included</b>	70.4%	33.0%	39.1%	30.2%	63.3%
<b>Not Included</b>	7.4%	10.7%	16.2%	55.8%	26.7%
<b>Some Included</b>	22.2%	56.3%	44.8%	14.0%	10.0%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

<sup>11</sup> [https://www.statcan.gc.ca/en/subjects-start/prices\\_and\\_price\\_indexes/consumer\\_price\\_indexes](https://www.statcan.gc.ca/en/subjects-start/prices_and_price_indexes/consumer_price_indexes)

**Table 36: Occurrence Rate of Utilities in Rent Prices (Advertised)**

<b>Not Included</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4+ Bedroom</b>
Total Units	2	11	17	24	8
Average Rent	\$798.00	\$1,075.00	\$1458.00	\$1,628.00	\$2,018.00
<b>Utilities Included</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4+ Bedroom</b>
Total Units	19	41	41	13	19
Average Rent	\$830.00	\$1,117.00	\$1572.00	\$1,810.00	\$2,281.00
<b>Difference (\$)</b>	\$32.00	\$52.00	\$115.00	\$183.00	\$263.00
<b>Difference (%)</b>	4.04%	3.89%	7.85%	11.24%	13.01%

It should be noted that the percentage difference in 2022 is very similar to 2016 for the advertised rate of rentals.

**Table 37: Percentage Difference Utilities Influence 2016- 2022 (Advertised)**

<b>Difference (%)</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4+ Bedroom</b>
<b>2016</b>	2.0%	5.0%	7.0%	9.0%	13.0%
<b>2022</b>	4.0%	3.9%	7.9%	11.2%	13.0%

**Table 38: Average Rent by Ward and Number of Bedrooms (Advertised Rates)**

<b>Ward</b>	<b>Bach</b>	<b>#</b>	<b>1 Bedroom</b>	<b>#</b>	<b>2 Bedroom</b>	<b>#</b>	<b>3 Bedroom</b>	<b>#</b>	<b>4+ Bedroom</b>	<b>#</b>
<b>Current River</b>	\$825.00	4	\$1,158.00	11	\$1,324.00	22	\$1,749.00	4	\$1,900.00	1
<b>McIntyre</b>	\$1,100.00	1	\$1,288.00	8	\$1,547.00	13	\$1,913.00	4	\$2,400.00	1
<b>McKellar</b>	\$829.00	12	\$1,093.00	32	\$1,499.00	26	\$1,975.00	9	\$2,172.00	20
<b>Neebing</b>	\$850.00	1	\$1,092.00	3	\$1,400.00	1	-	-	-	-
<b>Northwood</b>	\$741.00	6	\$974.00	14	\$1,466.00	11	\$1,693.00	7	\$1,750.00	1
<b>Red River</b>	\$725.00	2	\$964.00	23	\$1,351.00	24	\$1,617.00	8	\$2,288.00	4
<b>Westfort</b>	\$898.00	3	\$1,002.00	26	\$1,362.00	25	\$1,547.00	8	\$2,883.00	3

The advertised rental unit data was further analyzed and defined by Neighbourhood Planning Area (NPA) boundaries. Table 39 summarizes the average for advertised rental units by the number of bedrooms based on NPA's. The maps on the following pages following the table, visually describe the geographic location and average value of advertised rental units within the City of Thunder Bay, as advertised in April & May of 2022 by NPA. This data was sorted from lowest to highest average rent by NPA and assigned a colour representing the approximate value of the average rent. Only rental properties that advertised postal codes or identifiable neighbourhood planning locations could be used in the following maps.

Individual room rentals were not included in the NPA mapping but are summarized previously in Table 29 for information purposes.

Table 39: City of Thunder Bay NPA Average Rent by Number of Bedrooms (Advertised Rates)

Neighbourhood Planning Area	Bachelor Average Rent	1 Bedroom Average Rent	2 Bedroom Average Rent	3 Bedroom Average Rent	4+ Bedroom* Average Rent
Academy Heights	\$875.00	\$1,099.00	\$1,327.00	\$2,400.00	\$2,221.00
Algoma	\$925.00	\$925.00	\$1,045.00	-	\$1,900.00
Birchwood Heights	\$575.00	-	\$850.00	\$1,500.00	-
Cherry Ridge	-	-	-	-	-
College Heights East	-	\$922.00	\$1,404.00	-	\$3,000.00
College Heights West	\$550.00	\$1,030.00	-	-	-
College Park	\$550.00	-	\$2,100.00	-	-
County Park	-	-	-	\$1,817.00	\$2,400.00
Court-Cumberland North	\$950.00	\$1,800.00	\$1,650.00	\$1,725.00	-
Court-Cumberland South	-	-	\$1,485.00	-	\$2,000.00
Current River	\$875.00	\$1,508.00	\$1,432.00	\$2,132.00	-
East End	\$605.00	-	\$1,800.00	\$1,700.00	-
Edgewater Park	-	\$975.00	\$1,275.00	-	-
Forest Park	-	\$963.00	\$1,248.00	\$1,618.00	\$1,900.00
Gemstone	-	-	-	-	-
Grandview	-	\$850.00	-	-	-
Green Acres	-	\$1,010.00	-	\$1,800.00	\$2,500.00
Hyde Park	\$595.00	-	\$2,100.00	\$1,750.00	-
Intercity Industrial	\$850.00	\$1,200.00	-	-	-
Jumbo Gardens	\$1,100.00	\$1,150.00	\$1,381.00	\$2,000.00	-
Mariday Park	-	\$1,275.00	\$1,795.00	\$1,500.00	-
McIntyre North	-	-	-	-	-
McIntyre South	-	-	-	-	-
McKellar Park	\$800.00	\$1,000.00	\$1,600.00	\$1,575.00	\$2,325.00
Mount Forest	\$850.00	\$1,038.00	-	-	-
Northwood East	\$763.00	\$932.00	\$1,350.00	\$1,725.00	-
Northwood West	-	-	-	\$1,575.00	\$1,750.00
Parkdale	-	-	\$1,400.00	-	-
River Terrace	-	-	-	-	-
Rosslyn	-	-	-	-	-
Sherwood Estates	-	\$1,350.00	\$1,980.00	-	-
Shuniah	-	\$1,160.00	\$1,168.00	\$2,000.00	-
Simpson-Ogden	\$823.00	\$917.00	\$1,254.00	\$1,600.00	\$1,800.00
West End	-	-	\$1,450.00	-	\$2,200.00
Westfort East	\$1,050.00	\$1,027.00	\$1,369.00	\$1,688.00	\$3,000.00
Westfort West	-	-	-	\$1,325.00	-



Figure 29: Map of Bachelor Unit Average Rent by City of Thunder Bay NPA (Advertised Rates)

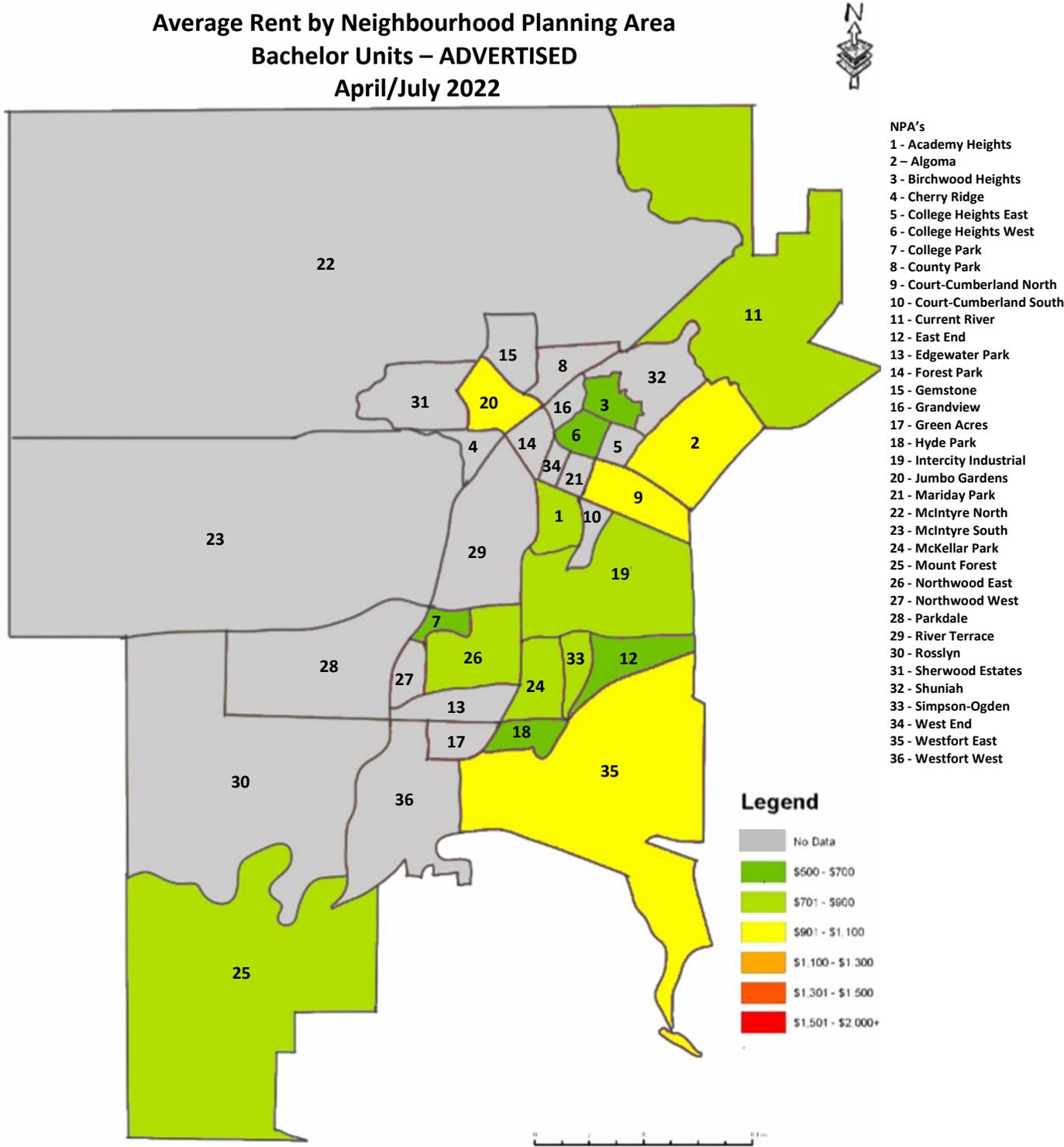




Figure 30: Map of 1 Bedroom Unit Average Rent by City of Thunder Bay NPA (Advertised Rates)

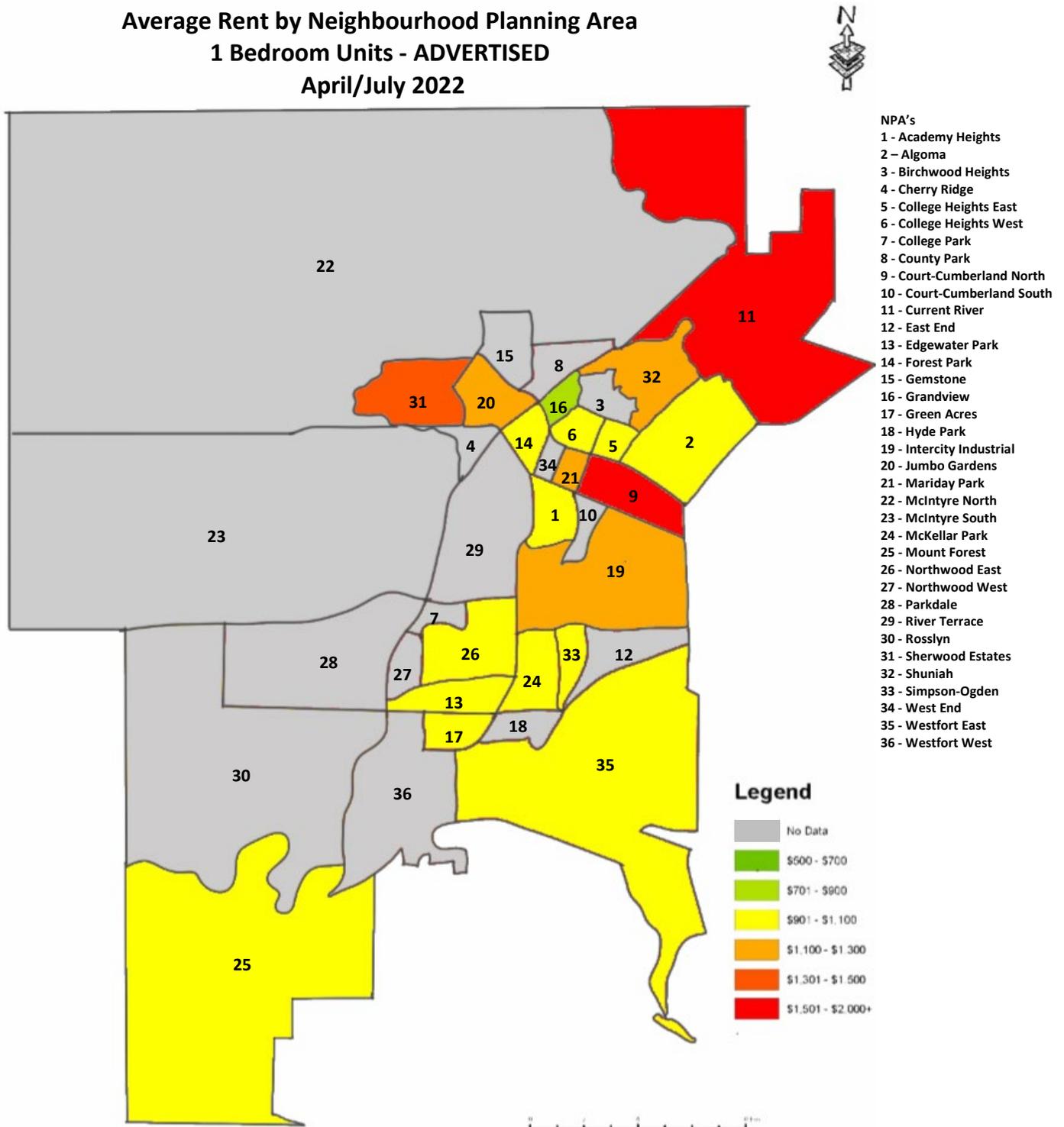




Figure 31: Map of 2 Bedroom Unit Average Rent by City of Thunder Bay NPA (Advertised Rates)

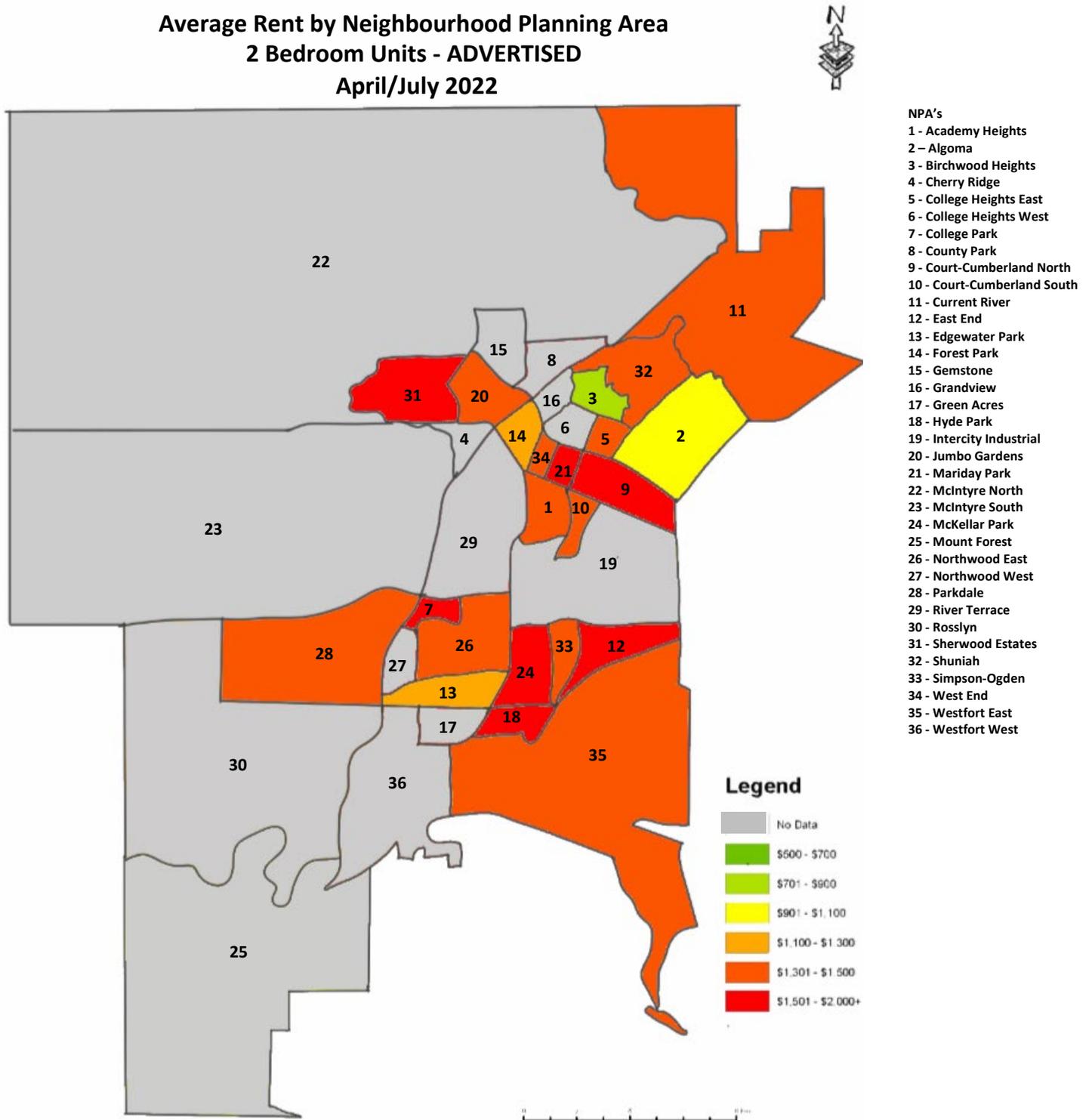




Figure 32: Map of 3 Bedroom Unit Average Rent by City of Thunder Bay NPA (Advertised Rates)

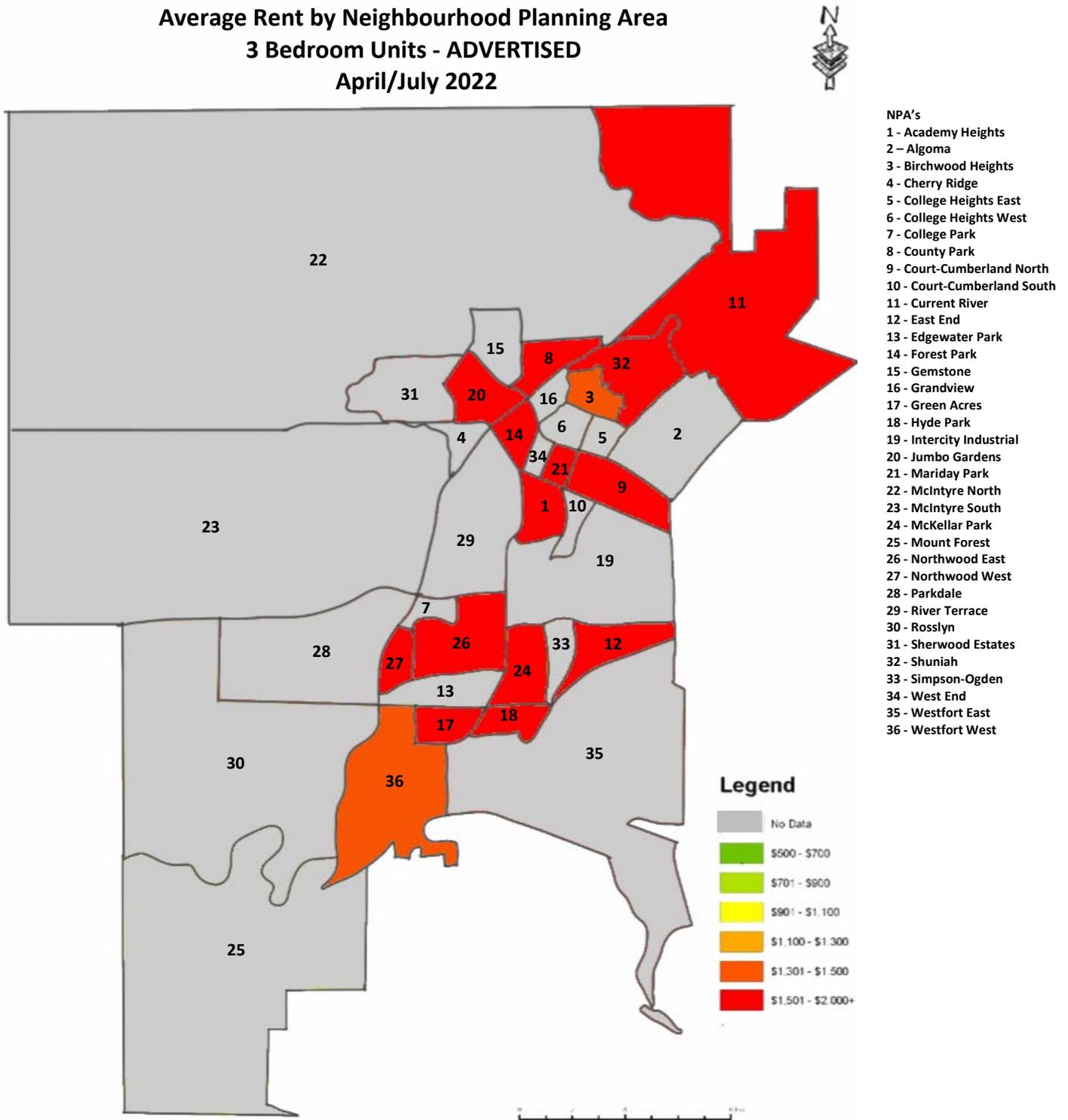
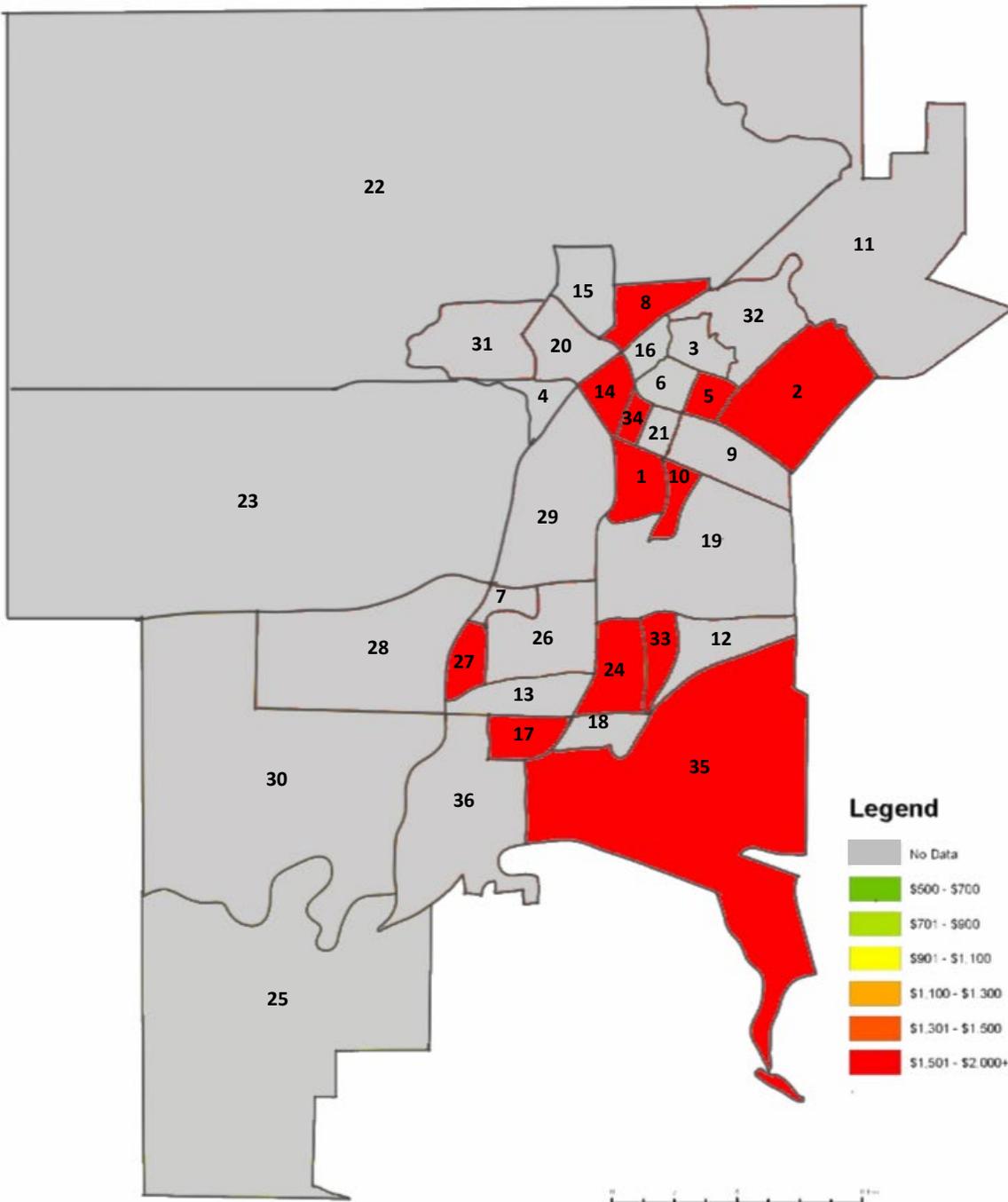


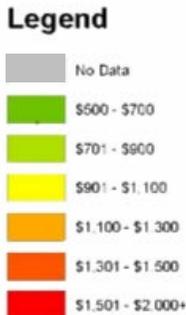


Figure 33: Map of 4+ Bedroom Unit Average Rent by City of Thunder Bay NPA (Advertised Rates)

**Average Rent by Neighbourhood Planning Area  
4+ Bedroom Units - ADVERTISED  
April/July 2022**



- NPA's**
- 1 - Academy Heights
  - 2 - Algoma
  - 3 - Birchwood Heights
  - 4 - Cherry Ridge
  - 5 - College Heights East
  - 6 - College Heights West
  - 7 - College Park
  - 8 - County Park
  - 9 - Court-Cumberland North
  - 10 - Court-Cumberland South
  - 11 - Current River
  - 12 - East End
  - 13 - Edgewater Park
  - 14 - Forest Park
  - 15 - Gemstone
  - 16 - Grandview
  - 17 - Green Acres
  - 18 - Hyde Park
  - 19 - Intercity Industrial
  - 20 - Jumbo Gardens
  - 21 - Mariday Park
  - 22 - McIntyre North
  - 23 - McIntyre South
  - 24 - McKellar Park
  - 25 - Mount Forest
  - 26 - Northwood East
  - 27 - Northwood West
  - 28 - Parkdale
  - 29 - River Terrace
  - 30 - Rosslyn
  - 31 - Sherwood Estates
  - 32 - Shuniah
  - 33 - Simpson-Ogden
  - 34 - West End
  - 35 - Westfort East
  - 36 - Westfort West





## 6.0 SURVEY RESULTS ANALYSIS – THE DISTRICT

TBDSSAB's services and programs are delivered throughout the District of Thunder Bay to five District Areas, the City of Thunder Bay and the TWOMO. The respective communities belonging to each District Area and their populations are listed in the table below. The largest population centre amongst these communities is the Township of Oliver Paipoonge, with a population of 6,035<sup>12</sup>. The smallest population centre within the five District Areas is the Township of Dorion, 375<sup>13</sup>. These communities are spread across a land area of approximately 104,000 square kilometres.

Except for District Area One, these communities are not within commuting distance of the City of Thunder Bay. The economies of these communities are significantly impacted by changing employment demands by the forestry, mining and construction industries that continue to be significant employers in the District, as was also mentioned in the previous rental market study.

**Table 40: TBDSSAB District Area Municipalities Summary**

TBDSSAB District Area Municipalities 2021 Summary			
District Area	Municipalities	2021 Population	Number of Dwellings (Total Private)
Area One	O'Connor	689	283
	Neebing	2,241	1,205
	Conmee	798	317
	Oliver Paipoonge	6,035	2,390
	Gillies	441	208
	Shuniah	3,247	2,088
Area Two	Nipigon	1,473	747
	Red Rock	895	455
	Dorion	375	176
Area Three	Greenstone	4,309	2,449
Area Four	Terrace Bay	1,528	793
	Schreiber	1,039	612
Area Five	Marathon	3,138	1,602
	Manitouwadge	1,974	1,059
	Territory without Municipal Organization (TWOMO)	6,221	5,671
	<b>TOTALS</b>	<b>34,403</b>	<b>20,055</b>

<sup>12</sup> Stats Canada, 2021 Population Census Data, <https://www12.statcan.gc.ca/census-recensement/2021/OliverPaipoonge>

<sup>13</sup> Stats Canada, 2021 Population Census Data, <https://www12.statcan.gc.ca/census-recensement/2021/search-recherche/productresults-resultatsproduits-eng.cfm?Lang=E&GEOCODE=2021A00053558034>



## 6.1 TBDSSAB District Areas

Communities within the District of Thunder Bay located outside of the City of Thunder Bay are organized by location into TBDSSAB District Areas. These communities are rural and generally do not have multi-residential dwellings and apartment buildings due to rural plans not including provisions for apartment buildings or multi-residential units. Larger rural municipalities such as Oliver Paipoonge allow for apartments, multi-dwelling units and semi-detached in their zoning by-laws, but other townships such as Conmee, South Gillies, and O'Connor townships do not.

The following table highlights the breakdown of the District of Thunder Bay Social Services Administration Board services areas from Area One to Five, the District Areas, as well as the Thunder Bay Unorganized communities (TWOMO). Combined, these areas have a total population of 34,403 people and 14,940 total dwellings<sup>14</sup>.

**Table 41: 2021 Breakdown of TBDSSAB Service Area Dwellings** <sup>15</sup>

2021 Breakdown of TBDSSAB Service Area Dwellings Based on Stats Canada									
Area	Single-detached house	Semi-detached house	Row house	Apartment or flat in a duplex	Apartment buildings less than five storeys	Apartment building five or more storeys	Other single-attached house	Moveable dwelling	Total*
<b>Area One</b>									<b>5,445</b>
O'Connor	283	-	-	-	-	-	-	-	275
Neebing	930	-	-	-	-	-	-	15	940
Conmee	285	-	-	-	5	-	-	5	295
Oliver Paipoonge	2,150	20	40	5	50	-	5	60	2,325
Gillies	170	-	-	-	-	-	-	10	185
Shuniah	1,385	-	-	-	-	-	-	30	1,425
<b>Area Two</b>									<b>1,230</b>
Nipigon	630	5	5	10	15	-	-	-	660
Dorion	160	-	-	-	-	-	5	-	160
Red Rock	330	35	15	5	20	-	-	5	410
<b>Area Three</b>									<b>1,920</b>
Greenstone	1,675	25	40	25	140	-	5	-	1,920
<b>Area Four</b>									<b>1,230</b>
Schreiber	440	15	-	5	50	-	5	-	515
Terrace Bay	615	15	15	-	70	-	-	-	715
<b>Area Five</b>									<b>2,330</b>
Manitouwadge	800	40	40	10	30	-	-	-	920
Marathon	1,045	10	55	-	225	-	-	-	1,410
<b>TWOMO</b>									<b>2,785</b>
TWOMO	2,610	10	5	10	25	-	-	125	2,785
<b>District of Thunder Bay (excluding the City of Thunder Bay) Total Dwellings</b>									<b>14,940</b>

<sup>14</sup> Source: Statistics Canada Census Profiles (2021)

<sup>15</sup> Source: Statistics Canada Census Profiles (2021)



## 6.2 District Area One: O'Connor, Oliver Paipoonge, Conmee, Gillies, Shuniah

Area One of the District Areas represents the immediate area surrounding the City of Thunder Bay. This area includes the Township of O'Connor, Municipality of Neebing, Township of Conmee, Township of Oliver Paipoonge, Township of Gillies, and the Municipality of Shuniah. The population of this area is 13,451<sup>16</sup>. Near the City of Thunder Bay, these rural communities often serve as bedroom communities where many residents commute outside the municipality for work or have economies based primarily on agriculture and tourism.

## 6.3 District Area Two: Nipigon, Red Rock, Dorion

Area Two of the District Areas represents the area adjacent to Thunder Bay, 100 kilometres east of Lake Superior's Northern peak. Included are the Township of Nipigon, Township of Red Rock, and the Township of Dorion. The population of this area is 2,743<sup>17</sup>. The economy of these communities is based primarily on forestry, mining industries, and private construction.

## 6.4 District Area Three: Greenstone

Area Three of the District Areas, the Municipality of Greenstone, is located 300 kilometres northeast of the City of Thunder Bay, with a population of 4,309. Greenstone was formed through the amalgamation of the Town of Geraldton, the Town of Longlac, the Township of Nakina and the Township of Beardmore. Like most of the other communities in the catchment area, residents of Greenstone are primarily involved in public administration, natural resource management, and exploration. Greenstone's proximity to the Ring of Fire also supports this industry. The Ring of Fire is considered one of Ontario's largest potential mineral reserves. Challenges facing the development of the Ring of Fire include lack of access, infrastructure discrepancies such as roads, railway, electricity, and broadband, First Nations land rights, and environmental issues.

## 6.5 District Area Four: Terrace Bay, Schreiber

Area Four of the District Areas includes the Township of Terrace Bay and the Township of Schreiber, located approximately 215 kilometres east of the City of Thunder Bay. Combined they have a population of 2,567<sup>18</sup>. Terrace Bay is home to AV Terrace Bay Pulp Mill which employ over 360 employees and has had \$130 million invested in it over the last three years.

The long-term security of Terrace Bay's pulp mill means that, as in the past, many residents will choose to live in the Terrace Bay area. Many employees of the pulp mill live in Schreiber as well and make the 14 km (10 minutes) commute to work in Terrace Bay. Over the past few years, Schreiber has had an increase of new residents due to increased employment opportunities in the town and surrounding area. Overall Schreiber has seen a 30% increase in its population in the past 16 years. Some of its recent developments consist of the downtown revitalization and nearby forestry, private construction, and mining opportunities.<sup>19</sup>

<sup>16</sup>Source: Statistics Canada Census Profiles (2021)

<sup>17</sup> Source: Statistics Canada Census Profiles (2021)

<sup>18</sup> Source: Statistics Canada Census Profiles (2021)

<sup>19</sup> Source: <https://www.schreiber.ca/economic-development/>



## 6.6 District Area Five: Marathon, Manitouwadge

Area Five of the District Areas includes the Town of Marathon and the Township of Manitouwadge, located approximately 400 kilometres east of the City of Thunder Bay, with a combined population of 5,112<sup>20</sup>. The economies of these townships were founded on pulp. However, gold mining now dominates the local economy. The Hemlo Gold Camp is one of Canada's largest gold mining facilities. It provides the local community with several benefits, including employment for citizens and taxes to support the local and provincial economy.

## 6.7 Territory without Municipal Organization (TWOMO)

TWOMO includes any area in the District of Thunder Bay that is in between incorporated municipalities and that is not a First Nations community. The total population for this area is 6,221. Data for this area was not available. TWOMO includes the following townships:

- Armstrong
- Auden
- Burchell Lake
- Collins
- English River
- Finmark
- Flindt Landing
- Gorham
- Harvey
- Hemlo
- Hurkett
- Kaministiquia
- Kashabowie
- Lappe
- Melgund
- Nolalu
- Ombabika
- Pays Plat
- Raith
- Rosspport
- Savant Lake
- Shebandowan
- Shabaqua
- Shabaqua Corners
- Silver Islet
- Silver Mountain
- Sorrell Lake
- Suomi
- Upsala

## 6.8 Survey Result Data Collection (District)

Significant challenges were presented with administering the survey to the District. Multiple attempts were made to contact property managers and landlords through email and phone. Numerous survey invitations were sent to as many private landlords and property managers in the District as possible. They were not only sent emails, follow-up emails, phone calls, and then a second, sometimes third round of follow-ups. Survey packages that included a shareable web/social media link were sent to all community offices and community representatives, requesting them to share the link on their website and advertise the survey via our poster provided. Follow-up phone calls were made, and some communities did agree to share our survey link but then hadn't.

We reached several Area One contacts; however, they had the least number of rental properties. In total, with much perseverance, we were able to connect with a total of nine landlords that were willing to share information. Several landlords with significant rental units were contacted repeatedly but expressed no interest in participating. As the survey was voluntary participation, we could not pursue these landlords more than we had. Altogether, we collected information for 319 units. Some of these units participate in rent supplementation programs through TBDSSAB; however, the landlords only provided us with market rent values. This was the case for the 76 units reported in Manitouwadge. However, due to reported rents being so low for Manitouwadge, those reported rents were determined to still be an outlier and is shown separate from the analysis.

<sup>20</sup> Source: Statistics Canada Census Profiles (2021)



The rental rates we received from the remaining surveys may be more representative of the general market as we did not receive any seasonal rentals that could lead to further outliers. In speaking with landlords and community representatives, it was commonly indicated that the rental market is saturated with tenants and temporary or contract-based workers in the region who are relying on local hotels, motels and lodges for accommodation. These tenants often find vacancies quickly through word-of-mouth, and due to fewer yearly rental properties, they commonly rent temporary accommodations and vacant seasonal properties. To justify that, we did notice a sparse offering of online advertisements for vacant rentals in these areas.

## 6.9 Survey Reported Rental Rates Analysis for the District

The following table highlights the communities that did participate in the survey.

**Table 42: TBDSSAB District Area Survey Responses**

TBDSSAB District Area Survey Responses			
District Area	Municipalities	# of Properties	# of Rentals
Area One	O'Connor	-	-
	Neebing	-	-
	Conmee	1	1
	Oliver Paipoonge	3	35
	Gillies	-	-
	Shuniah	7	35
Area Two	Nipigon	-	-
	Red Rock	-	-
	Dorion	-	-
Area Three	Greenstone	37	170
Area Four	Terrace Bay	-	-
	Schreiber	-	-
Area Five	Marathon	2	2
	Manitouwadge	18	76
<b>TOTALS</b>		<b>68</b>	<b>319</b>

For the purpose of averaging rents, Manitouwadge was calculated separately from the District responses as they were determined to be an outlier. The accuracy of the reported rental rates on the survey for that area is questionable as those rates were significantly lower than the areas nearby.

Aggregate reported rental rates for the District, not including Manitouwadge, are as follows:

**Table 43: Aggregate Survey Rental Rate (District Survey)**

Indicators	Rent
Mean	\$1,131.00
Mode	\$1,250.00
Median	\$1,234.00
Highest Rate	\$3,300.00
Lowest Rate	\$560.00



Rental rates reported through the survey for Manitowadge are as follows:

**Table 44: Aggregate Survey Rental Rate for Manitowadge (District Survey)**

Indicators	Rent
Mean	\$538.00
Mode	\$538.00
Median	\$569.00
Highest Rate	\$706.00
Lowest Rate	\$478.00

Not all survey completions included the type of property, age of property or exterior. For property information on the following pages, fifteen out of nineteen respondents provided information in the. All figures represent number of properties, not percentage and includes Manitowadge.

**Figure 34: Type of Property (District Survey)**

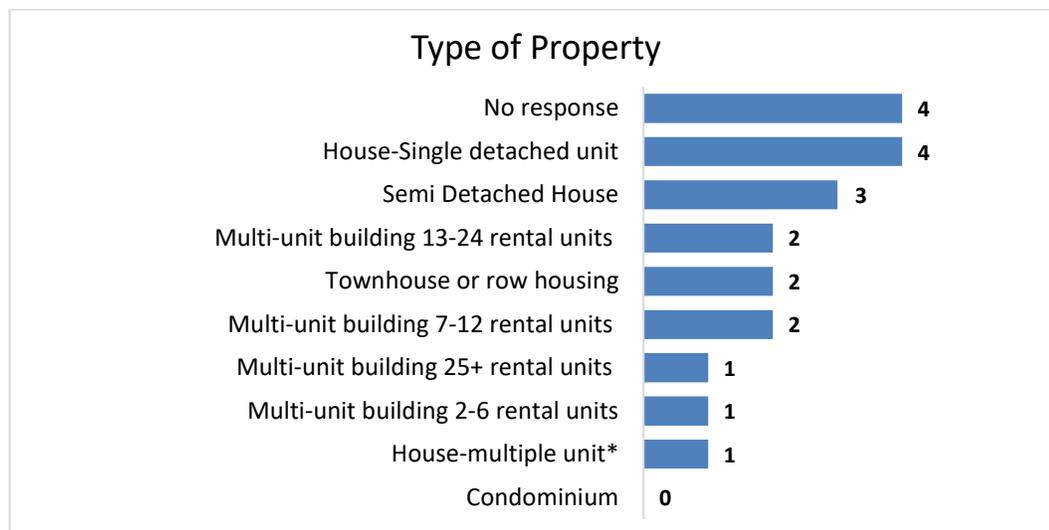


Figure 35 on the next page shows the approximate age of the building/rental as reported by the property manager or landlord. Of nineteen properties responses were acquired for fourteen and showed the majority of the buildings were built between 1975 and 1989.



**Figure 35: Approximate Age of Rental (District Survey)**

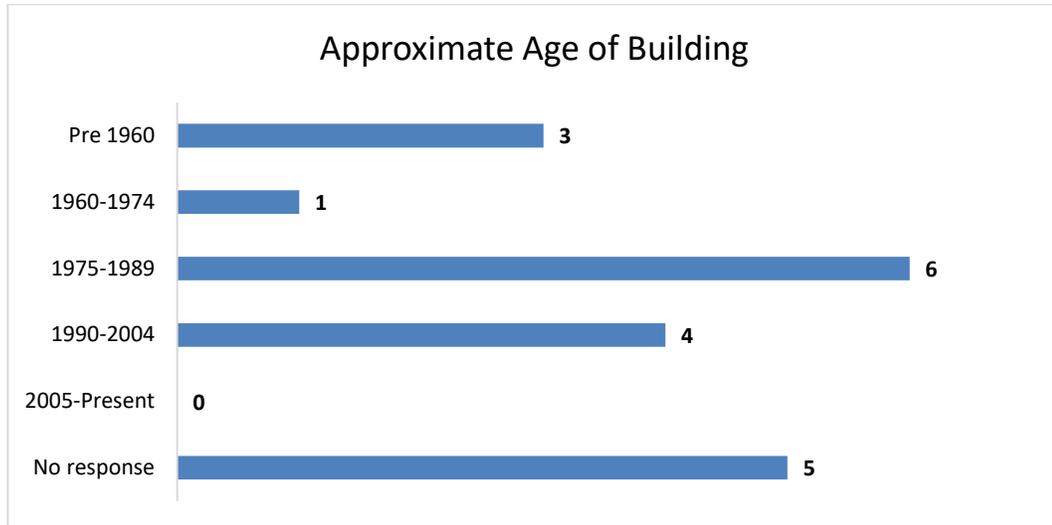
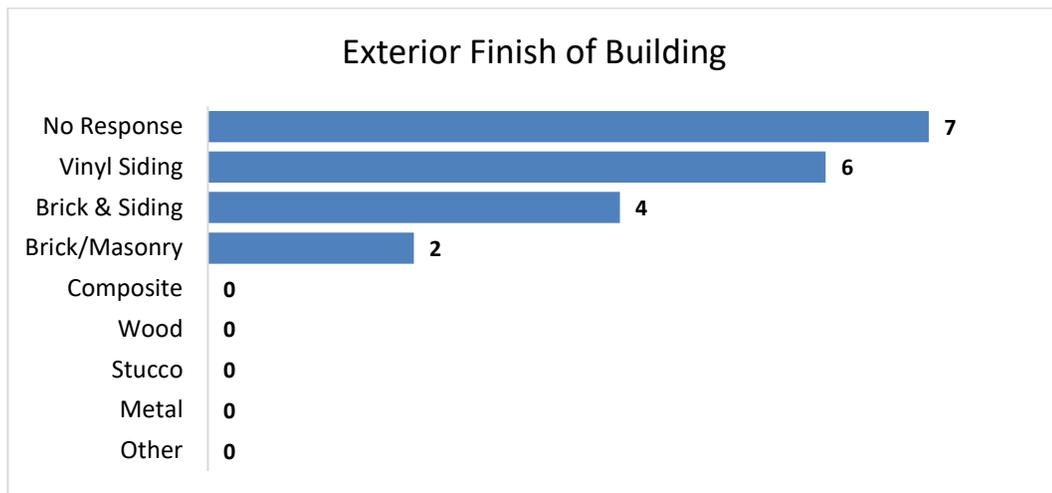


Figure 36 below shows the exterior finish of the building/rental as reported by the property manager or landlord. Twelve out of nineteen responses were received showing the majority of the exteriors of the properties were vinyl siding.

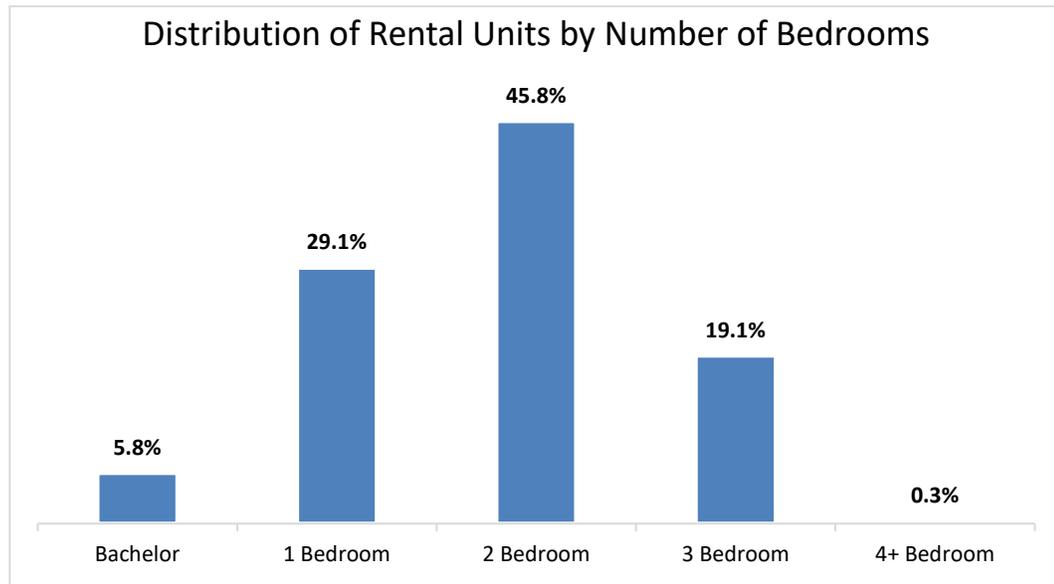
**Figure 36: Exterior Finish of Building (District Survey)**





The following figure shows the distribution of rental units by number of bedrooms. The majority of the units are two-bedroom units (45.8%), followed by one-bedroom units (29.1%).

**Figure 37: Distribution of Rental Units by Number of Bedrooms (District Survey)**

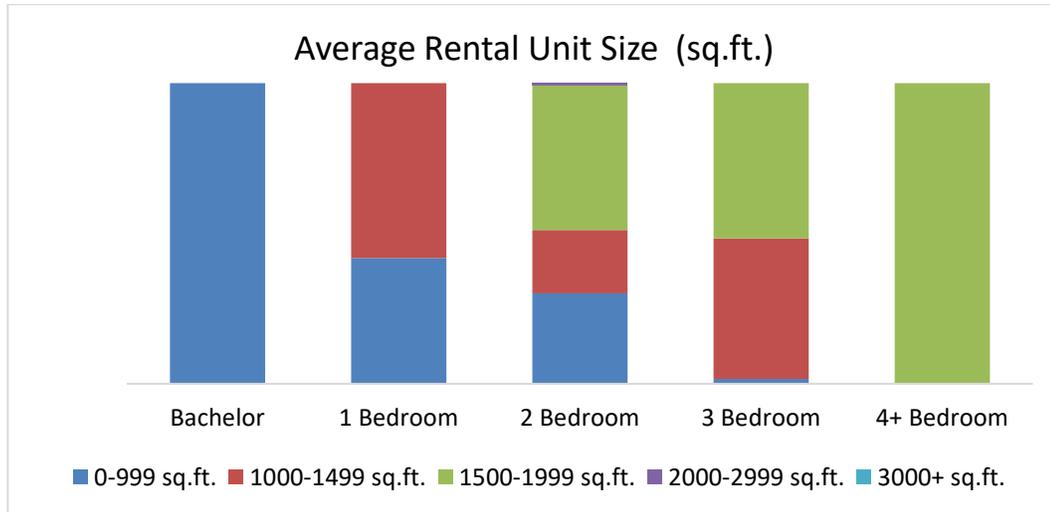


The distribution of rental units by size is as follows in Table 45 and visualized in Figure 38.

**Table 45: Distribution of Rental Units by Size (District Survey)**

Distribution of Rental Units by Size (Square Footage) – Based on Data Available From 294 Units						
Square Footage	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	Total (%)
0-999 Sq Ft	19 (6.5%)	33 (11.2%)	40 (13.6%)	1 (0.3%)	-	93 (31.6%)
1000-1499 Sq Ft	-	46 (15.6%)	28 (9.5%)	29 (9.9%)	-	103 (35.0%)
1500-1999 Sq Ft	-	-	64 (21.8%)	32 (10.9%)	1 (0.3%)	97 (33.0%)
2000-2999 Sq Ft	-	-	1 (0.3%)	-	-	1 (0.3%)
3000+ Sq Ft.	-	-	-	-	-	0 (0%)

Figure 38: Average Unit size (sq.ft.) (District Survey)

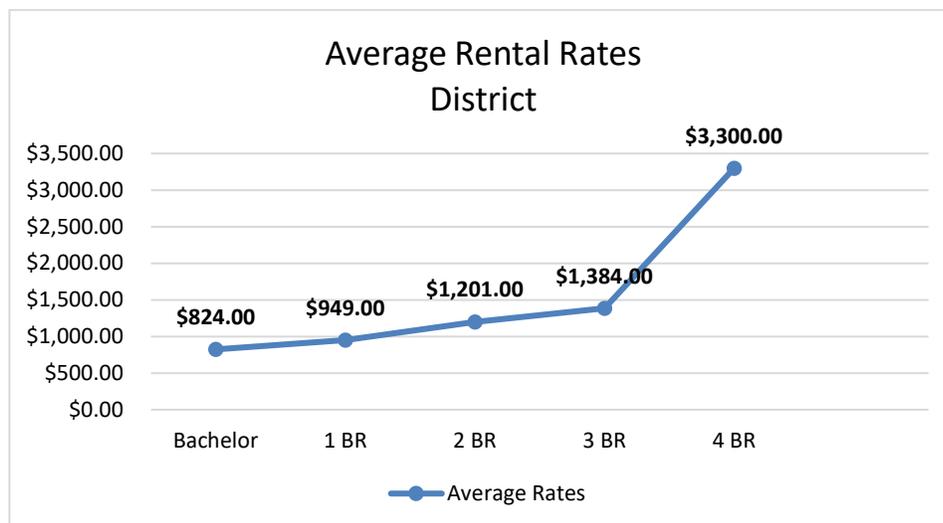


Average rental rates for the District are as follows based on survey information. One four plus bedroom was a large five bedroom and was entered as a rate of \$3,300 per month which can be visualized in Figure 39 below as an outlier. Manitowadge is not included in the following calculations.

Table 46: Descriptive Data Points for Thunder Bay District Areas (District Survey)

Unit Type	Total Number of Units	Minimum Rent	Maximum Rent	Average Rate
Bachelor Units	19	\$560.00	\$850.00	\$824.00
1 Bedroom Units	70	\$799.00	\$1000.00	\$949.00
2 Bedroom Units	122	\$925.00	\$2,800.00	\$1,201.00
3 Bedroom Units	31	\$1,000.00	\$1,500.00	\$1,384.00
4+ Bedroom Units	1	\$3,300.00	\$3,300.00	\$3,300.00

Figure 39: Average Rental Rates – District Areas (Survey)





The following table highlights the average rent by each District area, broken down by communities and number of bedrooms.

**Table 47: Average Rent by Community & Number of Bedrooms (District Survey)**

District Area	Municipality	Bach Avg	Units	1 Bdrm Avg	Units	2 Bdrm Avg	Units	3 Bdrm Avg	Units	4 Bdrm Avg	Units
One	O'Connor	-	-	-	-	-	-	-	-	-	-
	Neebing	-	-	-	-	-	-	-	-	-	-
	Conmee	-	-	-	-	-	-	\$1,000	1	-	-
	Oliver Paipoonge	-	-	\$799	17	\$925	17	\$1,500	1	-	-
	Gillies	-	-	-	-	-	-	-	-	-	-
	Shuniah	\$560	1	-	-	\$1,282	33	\$1,500	1	-	-
Two	Nipigon	-	-	-	-	-	-	-	-	-	-
	Red Rock	-	-	-	-	-	-	-	-	-	-
	Dorion	-	-	-	-	-	-	-	-	-	-
Three	Greenstone	\$850	18	\$997	52	\$1,231	71	\$1,389	28	\$3,300	1
Four	Terrace Bay	-	-	-	-	-	-	-	-	-	-
	Schreiber	-	-	-	-	-	-	-	-	-	-
Five	Marathon	-	-	\$1,000	1	-	-	-	-	-	-
	Manitouwadge	Shown in separate chart below as an outlier									
<b>Average Rent/Total Units</b>		\$824	19	\$949	70	\$1,201	122	\$1,384	31	\$3,300	1

As demonstrated in the following table, and as suggested by the range between minimum and maximum rates listed in the Table 46 previously, when looking more closely at the data, average rental rates vary widely between municipalities. Manitouwadge in Area Five was identified as an outlier due to a large number of significantly lower rents reported which affected the District survey data set. This set of data was removed and is shown separately below.

**Table 48: Manitouwadge Survey Data**

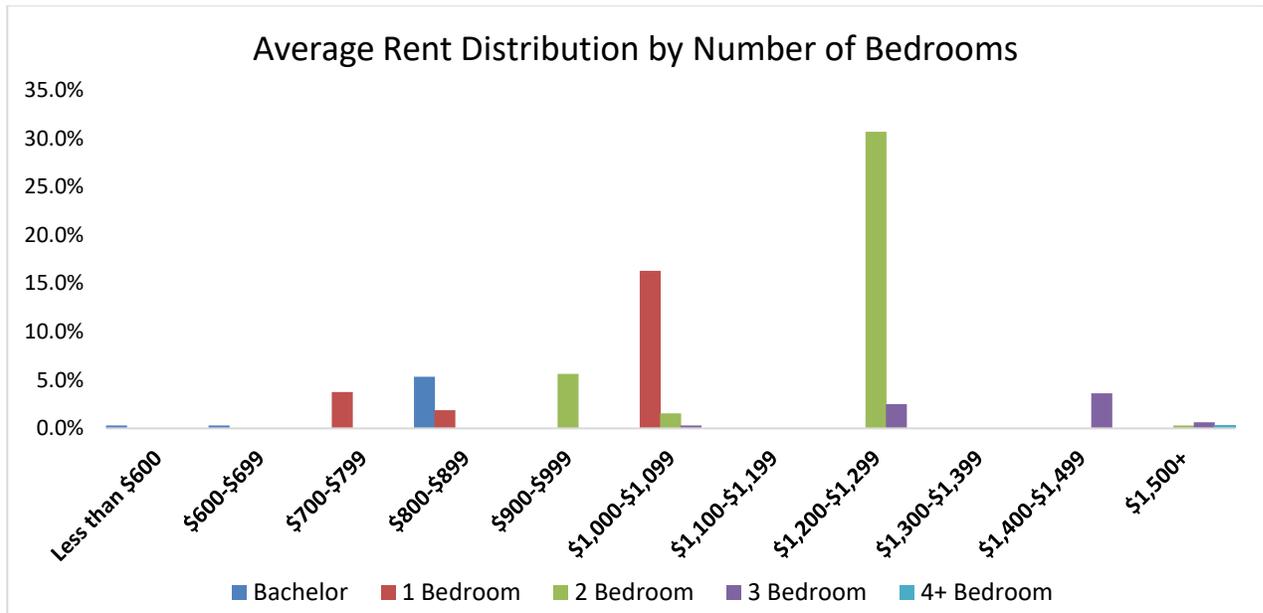
Manitouwadge Average Rent (District Survey) - Outlier											
District Area	Municipality	Bach Avg	Units	1 Bdrm Avg	Units	2 Bdrm Avg	Units	3 Bdrm Avg	Units	4 Bdrm Avg	Units
Five	Manitouwadge	-	-	\$557	26	\$550	29	\$611	21	-	-

This data suggests that rental units in the Municipalities outside the City of Thunder Bay are generally less expensive than those within the City of Thunder Bay, which would be consistent with historical trends. However, the small sample size may have impacted how representative these reported rates are.



The average rental rates indicated in the survey are also illustrated in the figure below and do not include Manitowadge.

**Figure 40: Distribution of Average Rental Rates by Number of Bedrooms (District Survey)**



Survey respondents did not consistently indicate utilities with rent prices in the survey. When the survey data was further analyzed by which rental units include utilities in the rent price, the sample sizes became smaller. The influence of utilities on average rent prices for the District of Thunder Bay is summarized in the table below.

Table 49 shows the influence of utilities on rent for the District communities based on what was received through the District surveys and does not include Manitowadge in the average calculations.

**Table 49: Influence of Utilities on Rent for District Areas (District Survey)**

Utilities Not Included	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
<b>Total Units</b>	-	-	3	4	-
<b>Total Average Rent</b>	-	-	\$1,633	\$1,200	-
Utilities Included	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
<b>Total Units</b>	19	70	119	25	1
<b>Total Average Rent</b>	\$824	\$949	\$1,190	\$1,424	\$3,300.00



## 7.0 ADVERTISED RATES ANALYSIS – THE DISTRICT

Similar to how we collected advertised rates for the City of Thunder Bay, we used the same online sources to collect advertised rental information for the District. This data represents a snapshot of the rental rates for properties in their respective areas. Data was collected through a combination of online research and telephone inquiries. In total, data was collected for 82 rental units. It is understood that in some cases, data collected represents rates for multiple units. Still, limited details for some listings made it challenging to provide an exact number of units represented by the data. The rent was assumed to represent one rental unit unless stated in the advertisement or by the property manager. Rates advertised on Airbnb were not included; in this case, many were based on a daily or weekly rate.

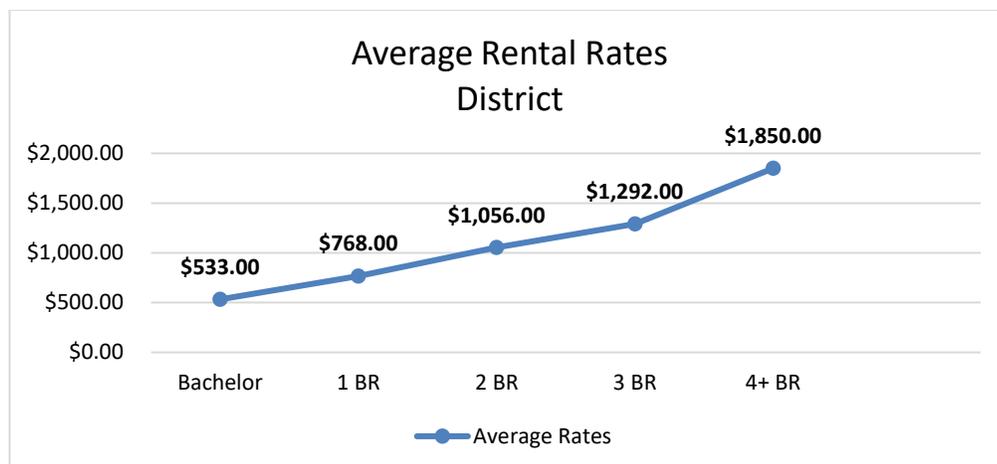
In Table 50 below, we see the wide range of rental rates sampled during the TBDSSAB Market Rent Study period, as demonstrated by the minimum and maximum rates present within each unit type. Outside the City of Thunder Bay, there is a mixture of traditional residential rental units, recreation/seasonal units, and long-term motel accommodations advertised for workers brought to the area for seasonal construction activities.

**Table 50: Average Rental Rates for Thunder Bay District Area Units, Min & Max (District Advertised)**

Average Rent for all Areas Combined - District Advertised Rentals (Thunder Bay District Areas, May 2022)						
Advertised Rental Rates District of Thunder Bay	Total Units	Mode	Median	Lowest Rent	Highest Rent	Average Rent
<b>Bachelor Units</b>	3	N/A	\$500.00	\$450.00	\$650.00	<b>\$533.00</b>
<b>1 Bedroom Units</b>	14	\$800.00	\$800.00	\$600.00	\$950.00	<b>\$768.00</b>
<b>2 Bedroom Units</b>	31	\$1,000.00	\$1,000.00	\$600.00	\$2,000.00	<b>\$1,056.00</b>
<b>3 Bedroom Units</b>	29	\$900.00	\$1,200.00	\$650.00	\$2,250.00	<b>\$1,292.00</b>
<b>4+ Bedroom Units</b>	5	N/A	\$2,100.00	\$850.00	\$2,800.00	<b>\$1,850.00</b>

The overall sample size for the District Area is small, and the sample sizes for each community are even smaller. The following tables summarize advertised rental rates by each District Area. Total combined averages of all rental rates, as highlighted in Table 50, for District Areas One to Five is as follows:

**Figure 41: Average Rental Rates – District Areas (Survey)**





The following tables show the average rental rates broken down by bedrooms for the advertised units by Areas One through Five.

**Table 51: Advertised Rentals by Thunder Bay District Areas - Area 1**

<b>Advertised Rentals by Thunder Bay District Areas – Area 1 – Neebing, Conmee, Oliver Paipouge, Gillies, Shuniah</b>						
<b>Advertised Rental Rates District of Thunder Bay</b>	<b>Total Units</b>	<b>Mode</b>	<b>Median</b>	<b>Lowest Rent</b>	<b>Highest Rent</b>	<b>Average Rent</b>
<b>Bachelor Units</b>	1	\$650.00	\$650.00	\$650.00	\$650.00	<b>\$650.00</b>
<b>1 Bedroom Units</b>	2	\$800.00	\$800.00	\$800.00	\$800.00	<b>\$800.00</b>
<b>2 Bedroom Units</b>	7	\$1,250.00	\$1,234.00	\$925.00	\$1,250.00	<b>\$1,119.00</b>
<b>3 Bedroom Units</b>	3	\$1,500.00	\$1,500.00	\$1,415.00	\$1,500.00	<b>\$1,472.00</b>
<b>4+ Bedroom Units</b>	1	\$2,800.00	\$2,800.00	\$2,800.00	\$2,800.00	<b>\$2,800.00</b>

**Table 52: Advertised Rentals by Thunder Bay District Areas - Area 2**

<b>Advertised Rentals by Thunder Bay District Areas – Area 2 – Nipigon, Red Rock, Dorion</b>						
<b>Advertised Rental Rates District of Thunder Bay</b>	<b>Total Units</b>	<b>Mode</b>	<b>Median</b>	<b>Lowest Rent</b>	<b>Highest Rent</b>	<b>Average Rent</b>
<b>Bachelor Units</b>	0	-	-	-	-	<b>\$0</b>
<b>1 Bedroom Units</b>	0	-	-	-	-	<b>\$0</b>
<b>2 Bedroom Units</b>	6	\$600.00	\$950.00	\$600.00	\$2,000.00	<b>\$1,050.00</b>
<b>3 Bedroom Units</b>	4	N/A	\$1,700.00	\$1,500.00	\$2,250.00	<b>\$1,788.00</b>
<b>4+ Bedroom Units</b>	0	-	-	-	-	<b>\$0</b>

**Table 53: Advertised Rentals by Thunder Bay District Areas - Area 3**

<b>Advertised Rentals by Thunder Bay District Areas – Area 3 - Greenstone</b>						
<b>Advertised Rental Rates District of Thunder Bay</b>	<b>Total Units</b>	<b>Mode</b>	<b>Median</b>	<b>Lowest Rent</b>	<b>Highest Rent</b>	<b>Average Rent</b>
<b>Bachelor Units</b>	0	-	-	-	-	<b>\$0</b>
<b>1 Bedroom Units</b>	7	\$900.00	\$850.00	\$700.00	\$950.00	<b>\$850.00</b>
<b>2 Bedroom Units</b>	10	\$1,000.00	\$1,050.00	\$850.00	\$1,650.00	<b>\$1,105.00</b>
<b>3 Bedroom Units</b>	4	N/A	1,325	\$900.00	\$2,250.00	<b>\$1,450.00</b>
<b>4+ Bedroom Units</b>	0	-	-	-	-	<b>\$0</b>

**Table 54: Advertised Rentals by Thunder Bay District Areas - Area 4**

<b>Advertised Rentals by Thunder Bay District Areas – Area 4 – Terrace Bay, Schreiber</b>						
<b>Advertised Rental Rates District of Thunder Bay</b>	<b>Total Units</b>	<b>Mode</b>	<b>Median</b>	<b>Lowest Rent</b>	<b>Highest Rent</b>	<b>Average Rent</b>
<b>Bachelor Units</b>	0	-	-	-	-	<b>\$0</b>
<b>1 Bedroom Units</b>	3	\$600.00	\$600.00	\$600.00	\$700.00	<b>\$633.00</b>
<b>2 Bedroom Units</b>	2	N/A	\$875.00	\$850.00	\$900.00	<b>\$875.00</b>
<b>3 Bedroom Units</b>	3	\$900.00	\$900.00	\$850.00	\$900.00	<b>\$883.00</b>
<b>4+ Bedroom Units</b>	0	-	-	-	-	<b>\$0</b>



Table 55: Advertised Rentals by Thunder Bay District Areas - Area 5

Advertised Rentals by Thunder Bay District Areas – Area 5 – Marathon, Manitouwadge						
Advertised Rental Rates District of Thunder Bay	Total Units	Mode	Median	Lowest Rent	Highest Rent	Average Rent
Bachelor Units	2	N/A	\$475.00	\$450.00	\$500.00	<b>\$475.00</b>
1 Bedroom Units	2	\$600.00	\$650.00	\$600.00	\$700.00	<b>\$700.00</b>
2 Bedroom Units	6	\$800.00	\$850.00	\$800.00	\$1,500.00	<b>\$967.00</b>
3 Bedroom Units	15	\$900.00	\$1,150.00	\$650.00	\$2,000.00	<b>\$1,163.00</b>
4+ Bedroom Units	4	N/A	\$1,550.00	\$850.00	\$2,500.00	<b>\$1,613.00</b>

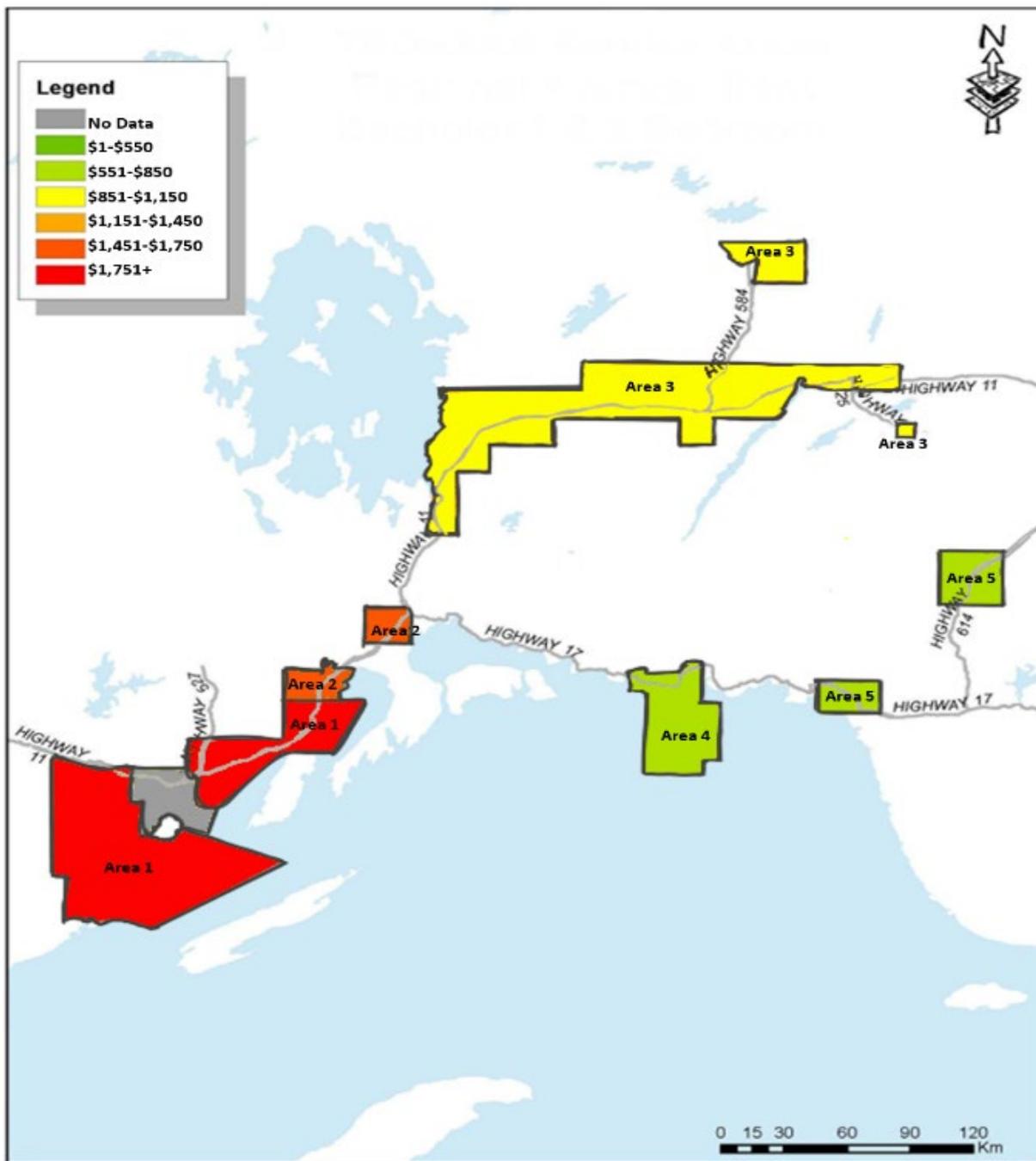
Table 56: Average Rent by Municipality (District Advertised)

	Municipality	Bach Avg	Units	1 Bdrm Avg	Units	2 Bdrm Avg	Units	3 Bdrm Avg	Units	4+ Bdrm Avg	Units
One	Neebing	-	-	-	-	-	-	-	-	-	-
	Conmee	-	-	-	-	\$1,000	1	-	-	-	-
	Oliver Paipoonge	-	-	\$800	2	\$925	2	\$1,500	1	-	-
	Gillies	-	-	-	-	-	-	\$1,415	1	-	-
	Shuniah	\$650	1	-	-	\$1,246	4	\$1,500	1	\$2,800	1
<b>Average Rent for Area One</b>										<b>\$1,189.00</b>	
Two	Nipigon	-	-	-	-	\$1,140	5	\$1,633	3	-	-
	Red Rock	-	-	-	-	-	-	-	-	-	-
	Dorion	-	-	-	-	\$600	1	\$2,250	1	-	-
<b>Average Rent for Area Two</b>										<b>\$1,633.00</b>	
Three	Greenstone	-	-	\$850	7	\$1,105	10	\$1,450	4	-	-
<b>Average Rent for Area Three</b>										<b>\$1,068.00</b>	
Four	Terrace Bay	-	-	\$633	3	-	-	\$883	3	-	-
	Schreiber	-	-	-	-	\$875	2	-	-	-	-
<b>Average Rent for Area Four</b>										<b>\$758.00</b>	
Five	Marathon	\$475	2	\$650	2	\$960	5	\$1,580	5	\$2,300	2
	Manitouwadge	-	-	-	-	\$1,000	1	\$955	10	\$925	2
<b>Average Rent for Area Five</b>										<b>\$1,102.00</b>	
<b>Average Rent/Total Units</b>		<b>\$453</b>	<b>3</b>	<b>\$783</b>	<b>14</b>	<b>\$999</b>	<b>31</b>	<b>\$1,223</b>	<b>29</b>	<b>\$1,850</b>	<b>5</b>



Figure 42 below highlights the average rent for each TBDSSAB Service Area regardless of bedrooms or size.

Figure 42: TBDSSAB Service Areas Average Rent for District (Advertised)

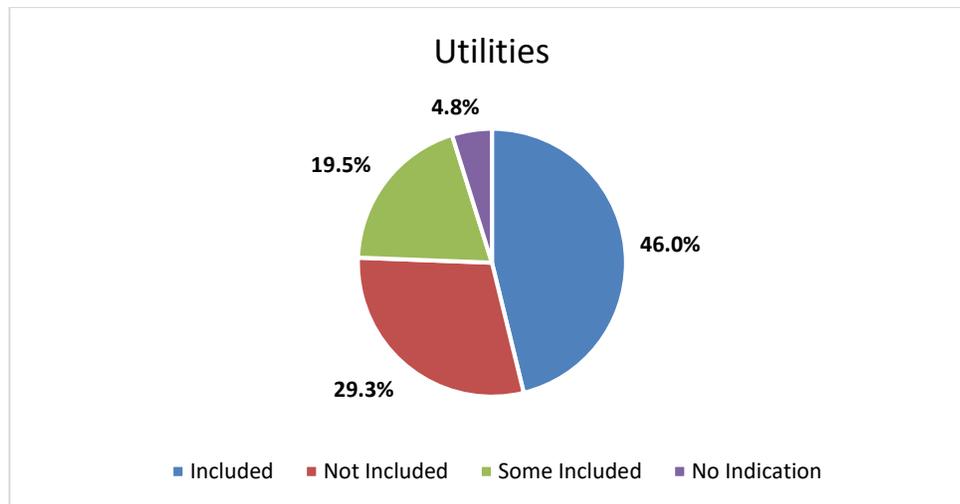




## 7.1 Influence of Utilities on District Advertised Units

Of the 82 advertised rates, 38 included all utilities, 24 did not, 16 included some utilities, and the remainder did not specify. The influence of utilities on the average rental price in the District of Thunder Bay is summarized in Table 57 below.

**Figure 43: Influence of Utilities (District Advertised)**



The influence of utilities on Bachelor units and four-plus bedroom units is noticeable but irrelevant due to the sample size. Otherwise, the effect of utilities on the average Thunder Bay District rental rate for one-bedroom units is similar to the average Thunder Bay rate. When comparing two and three-bedroom units, the influence of the average Thunder Bay rate is more than double for two-bedroom units and 55% higher for three-bedroom units than for the District advertised.

**Table 57: Influence of Utilities on Rent Prices in District Areas (District Advertised)**

Utilities Not Included	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
<b>Total Units</b>	1	9	12	14	2
<b>Total Average Rent</b>	\$650.00	\$778.00	\$1,041.00	\$1,370.00	\$2,300.00
Utilities Included	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
<b>Total Units</b>	1	2	11	6	3
<b>Total Average Rent</b>	\$450.00	\$733.00	\$986.00	\$1,292.00	\$1,550.00
<b>Difference (\$)</b>	<b>\$200.00</b>	<b>\$45.00</b>	<b>\$55.00</b>	<b>\$78.00</b>	<b>\$750.00</b>
<b>Difference (%)</b>	<b>44.4%</b>	<b>6.1%</b>	<b>5.8%</b>	<b>6.0%</b>	<b>48.4%</b>

**Table 58: Comparison of Influence of Utilities between Thunder Bay - City vs. District**

Difference (%)	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
<b>Thunder Bay - City</b>	4.0%	3.9%	7.9%	11.2%	13.0%
<b>Thunder Bay - District</b>	44.4%	6.1%	5.8%	6.0%	48.4%



## 8.0 COMPARATIVE RENT SUMMARIES & CONCLUSION

Through both surveys and gathering data through advertisements, rental data for 3,300 rental units within the City of Thunder Bay and throughout the District were tabulated.

The study shows that market rental rates for advertised units do not reflect CHMC rental rates. They vary from 5.6% for a bachelor unit to 15.9% more for a three-plus bedroom unit. The same can be said for the advertised rental rates compared to the surveyed rental rates. Advertised rates are much higher. The advertised rental rates for a two-bedroom unit are 20.9% higher and for a three-plus bedroom 46.3% higher, respectively. Again, advertised rates are higher than the surveyed rates for the same unit size, and the following tables and figures will highlight this.

### 8.1 Comparative Rent Summary – City of Thunder Bay Survey

Most rentals reported through the survey are located in the McKellar ward, followed by the McIntyre ward. The top reported property types are house (single-detached unit), multi-unit rental unit (2-6 rentals) and house (multiple units), with the most reported age range of being built between pre-1960 to 1989, and brick exterior. Two-bedroom units dominated the survey at 45%, followed by one-bedrooms at 25.5%, and three-plus bedrooms at 26%. 75% of the surveyed units fall into the 0-999 square footage range.

Of all the unit types, the following breaks down the minimum, maximum and average rental rates. For the benefit of comparison with CMHC data, three and four-plus bedroom data were combined to reflect CMHC's three-plus data.

**Table 59: Data Points - City of Thunder Bay (Survey)**

Unit Type	Total Number of Units	Minimum Rate	Maximum Rate	Average Rate
<b>Bachelor Units</b>	98	\$550.00	\$1,100.00	<b>\$793.00</b>
<b>1 Bedroom Units</b>	686	\$659.00	\$1,975.00	<b>\$1,056.00</b>
<b>2 Bedroom Units</b>	1178	\$715.00	\$2,300.00	<b>\$1,437.00</b>
<b>3+ Bedroom Units</b>	556	\$875.00	\$3,100.00	<b>\$1,516.00</b>

**Table 60: City of Thunder Bay Survey and CMHC Difference (Survey)**

Unit Type	Data Source		\$ Difference	%
	Advertised	CHMC		
<b>Bach</b>	\$793.00	\$751.00	\$42.00	5.6%
<b>1 Bdrm</b>	\$1,056.00	\$928.00	\$128.00	13.8%
<b>2 Bdrm</b>	\$1,437.00	\$1,112.00	\$325.00	29.2%
<b>3+ Bdrm</b>	\$1,516.00	\$1,308.00	\$208.00	15.9%

Figure 44: Average Rental Rates City of Thunder Bay Comparison to CMHC (Survey)

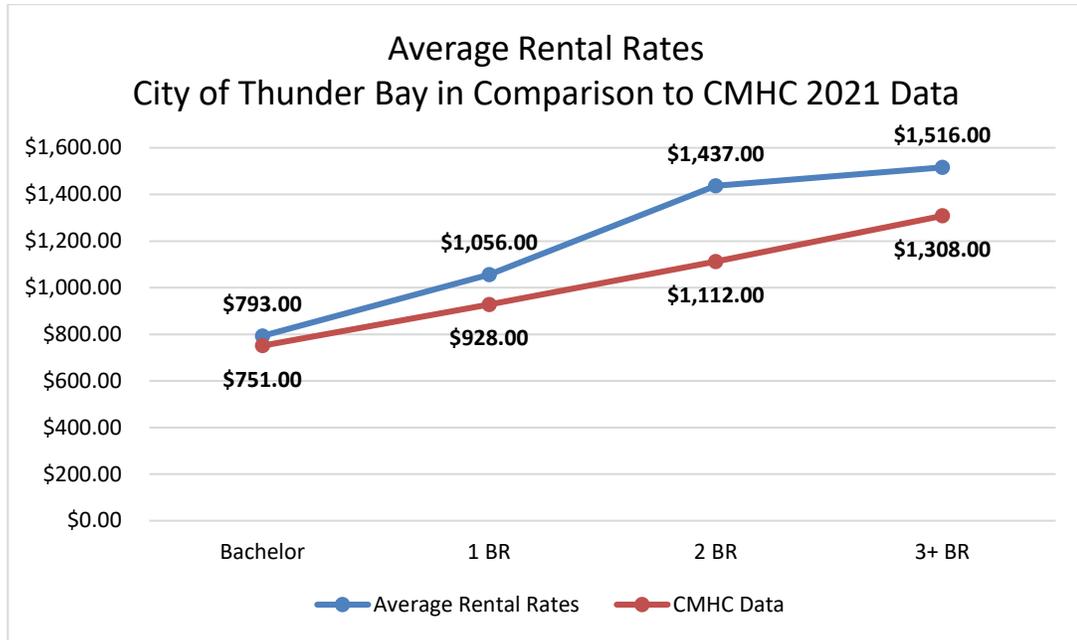
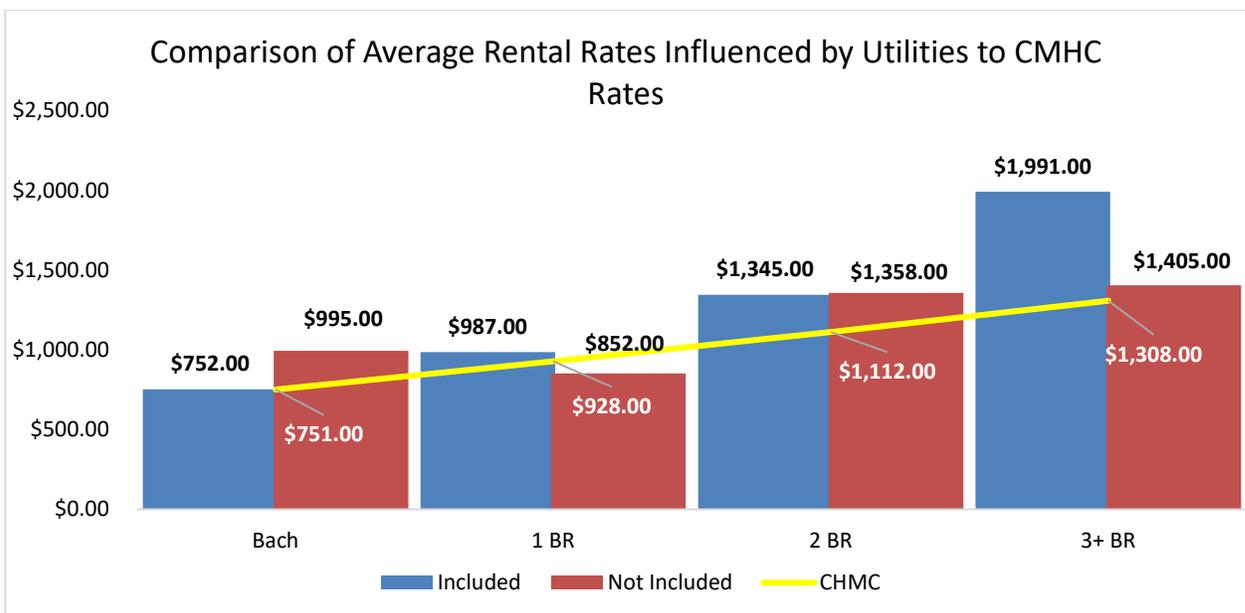


Figure 44 above is an average of all rental rates regardless of if utilities are included in the price or are not included. The following compares average rental rates influenced by utilities to CMHC rates. CMHC data amalgamates utilities included and not included, whereas the survey data distinguishes between the two. For a fair comparison, three and four-plus bedrooms were combined to reflect CMHC's three-plus bedroom data.

Figure 45: Comparison of Average Rental Rates Influenced by Utilities vs. CMHC (Survey)





Through the survey, utilities included in the rent was reported 18.5% of the time, partly included 59.8%, and not included 21.7%.

**Table 61: Occurrence Rate of Utilities (Survey)**

Occurrence Rate of Utilities	Units	Percentage %
Utilities Not Included	547	21.7%
Utilities Part. Included	1,506	59.8%
Utilities Included	465	18.5%
<b>Total</b>	<b>2,518</b>	<b>100%</b>

## 8.2 Comparative Rent Summary – City of Thunder Bay Advertised

Rates were analyzed from 381 advertised rental units. However, 30 units were single-room rentals and therefore separated. The remainder of the data was aggregated as follows:

**Table 62: Aggregated Rental Rates City of Thunder Bay (Advertised)**

Aggregated Advertised Rental Rates	
Indicators	Rent
Mean	\$1,373.00
Mode	\$1,500.00
Median	\$1,275.00
Highest Rate	\$4,000.00
Lowest Rate	\$550.00

27.7% of the rental units were located in the McKellar ward, followed by Westfort (18.5%) and Red River (18.3%). Most property types were multi-unit buildings with 25+ rentals (22.2%), and one and two-bedrooms were the most commonly advertised units.

A side-by-side comparison of the average rental rate by the number of bedrooms in a given rental unit is provided in Table 63 below. A comparison is offered based on aggregated averages developed in this study. The information was sorted accordingly to provide consistency throughout the analysis. Regarding the advertised rates, each listing represents a data point; these data points were then averaged. The surveyed information was dealt with similarly. Each data point was listed based on unit size and then averaged accordingly. Also, to keep in mind, when looking at Surveyed and Advertised rates, subsidized rental rates were excluded from this analysis to reflect the true market rate.

When comparing the data, consideration needs to be given to the influence of the timing of the rate data. Advertised rates reflect present market conditions (April to July 2022). Surveyed data is affected by past market conditions and other factors such as rent control and old leases. Both surveyed and advertised rental rate data in this study are for all types of rental units, while CHMC data (universe) consists of data from row projects and apartment structures with three or more units.



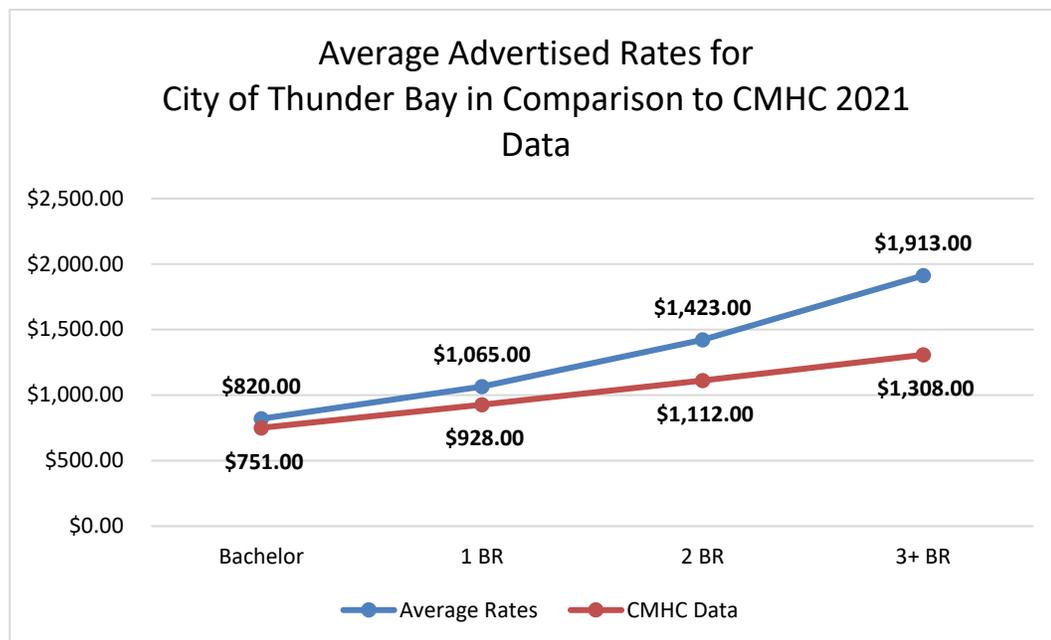
In Ontario, when a tenant moves out, the landlord can charge whatever amount they think a new tenant will pay. This policy is called vacancy decontrol. In cities with low vacancy rates, rents can increase drastically from one tenant to the next without any investments in repairs or renovations. This is a form of rent gouging that not only drives up rents but fails to prevent the diminishing quality of rental housing stock. The average advertised rates seem to be somewhat affected by this phenomenon.

Aggregate advertised rates by number of bedrooms is as follows:

**Table 63: Aggregate Rental Rates - City of Thunder Bay (Advertised)**

Unit Type	Total Number of Units	Minimum Rent	Maximum Rent	Average Rate
Bachelor	31	\$550.00	\$1,150.00	\$820.00
1 Bedroom	112	\$600.00	\$2,500.00	\$1,065.00
2 Bedroom	131	\$850.00	\$2,300.00	\$1,423.00
3 Bedroom	47	\$1,299.00	\$3,600.00	\$1,764.00
4+ Bedroom	30	\$1,600.00	\$4,000.00	\$2,258.00

**Figure 46: Average Advertised Rates for City of Thunder Bay in Comparison to CMHC (Advertised)**



Considering the average advertised rate as a more accurate reflection of the present market, one can only conclude that rental rates in the Thunder Bay and District are becoming unaffordable as the average income is not keeping up with rising rents. These market rental rates are becoming increasingly unaffordable, especially for most renters living on low to middle incomes. Rents have climbed so high that daily sacrifices must be made, and major expenses put off just to keep a roof over their heads.



All advertised rates are higher for all unit sizes than CMHC reported rates as shown below:

**Table 64: City of Thunder Bay Advertised and CMHC Difference (Advertised)**

Unit Type	Data Source		\$ Difference	%
	Advertised	CHMC		
<b>Bach</b>	\$820.00	\$751.00	<b>\$69.00</b>	<b>9.2%</b>
<b>1 Bdrm</b>	\$1,065.00	\$928.00	<b>\$137.00</b>	<b>14.8%</b>
<b>2 Bdrm</b>	\$1,423.00	\$1,112.00	<b>\$311.00</b>	<b>28.0%</b>
<b>3+ Bdrm</b>	\$1,913.00	\$1,308.00	<b>\$605.00</b>	<b>46.3%</b>

All advertised rates are higher than those reported by CHMC and vary from 9.2% for a bachelor unit to 46.3% higher for a three-plus bedroom unit, as seen in the table above. These differences are not small and will negatively impact fixed and low-income individuals. Incomes are not keeping up with the rate of the rental rate increase.

We feel this observation needs to be made as advertised rates are much higher than CHMC rates. Those who may have contemplated moving from one rental unit to another within Thunder Bay CMA may have decided to stay put as their current rental rates are likely way below the new average advertised market rates.

### 8.3 Comparative Rent Summary – District Areas Survey

Data was gathered for the District through both direct surveys and rental advertisements. Sample sizing is smaller for these communities, but the following communities participated and provided information through surveying.

**Table 65: TBDSSAB District Area Responses (Survey)**

TBDSSAB District Area Survey Responses			
District Area	Municipalities	# of Properties	# of Rentals
<b>Area One</b>	O'Connor	-	-
	Neebing	-	-
	Conmee	1	1
	Oliver Paipoonge	3	35
	Gillies	-	-
	Shuniah	7	35
<b>Area Two</b>	Nipigon	-	-
	Red Rock	-	-
	Dorion	-	-
<b>Area Three</b>	Greenstone	37	170
<b>Area Four</b>	Terrace Bay	-	-
	Schreiber	-	-
<b>Area Five</b>	Marathon	2	2
	Manitouwadge	18	76
<b>TOTALS</b>		<b>68</b>	<b>319</b>

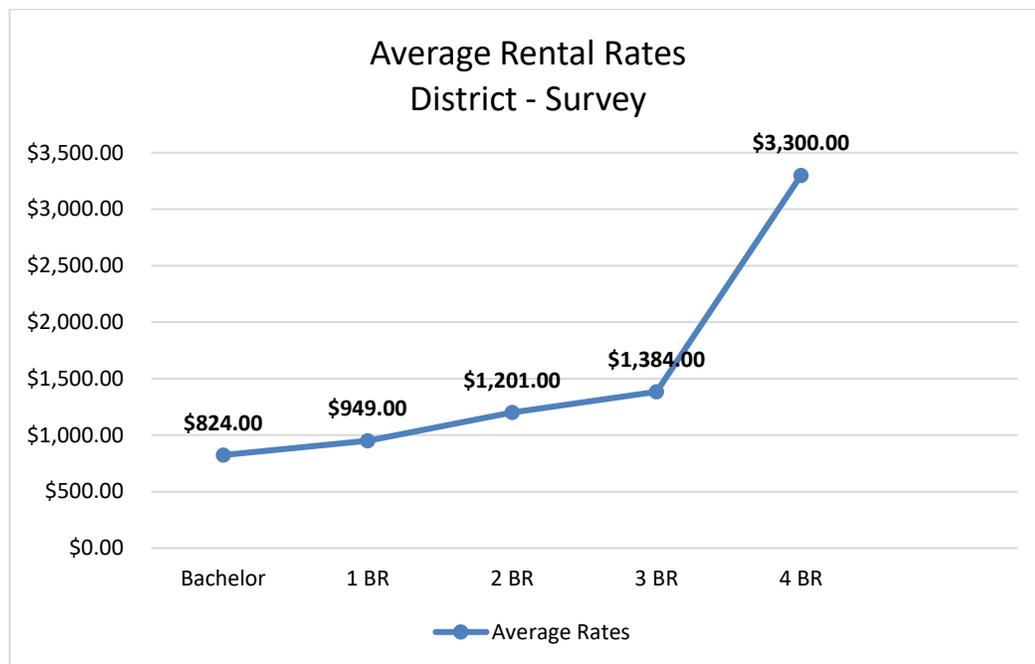


Aggregate rental rates from District surveys are as follows:

**Table 66: Average Rental Rates - District Areas (Surveys)**

Indicators	Rent
Mean	\$1,131.00
Mode	\$1,250.00
Median	\$1,234.00
Highest Rate	\$3,300.00
Lowest Rate	\$560.00

**Figure 47: Aggregate Average Rental Rates – District Areas (Survey)**



A significant portion of the surveyed rentals are two-bedroom units (45.8%), and 0-999 square footage in size.

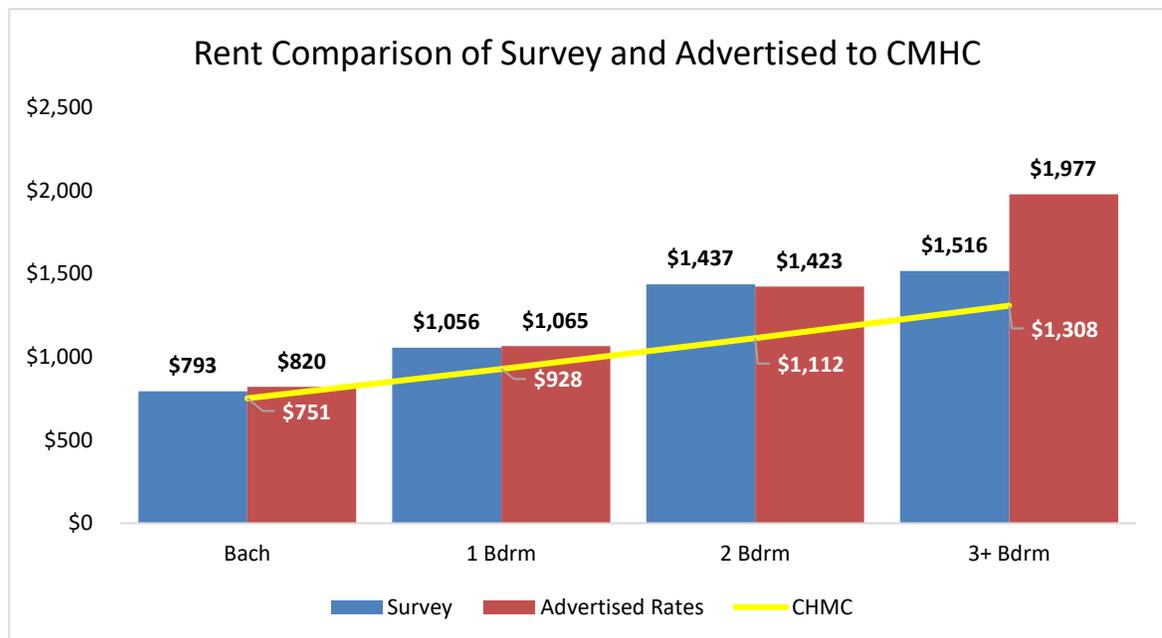
## 8.4 Comparison with CMHC

For comparative purposes, we aggregated the three- and four-bedroom units to compare our information with the CMHC data as CMHC combines three or more bedrooms. When comparing City of Thunder Bay data (survey) and the data from CMHC, the City of Thunder Bay is higher on all average rental rates, as can be seen in the following tables:

**Table 67: Comparison of City of Thunder Survey and Advertised to CMHC Rates**

Unit Type	Data Source		
	Average Survey Rates	Average Advertised Rates	CHMC
Bach	\$793.00	\$820.00	\$751.00
1 Bdrm	\$1,056.00	\$1,065.00	\$928.00
2 Bdrm	\$1,437.00	\$1,423.00	\$1,112.00
3+ Bdrm	\$1,516.00	\$1,977.00	\$1,308.00

**Figure 48: City of Thunder Bay Comparison of Survey and Advertised to CMHC**



Comparing survey rates to the advertised data, the dollar difference for three and four-plus bedroom units becomes apparent from the numbers above. When further looking into the reason for such a difference between the rates, what we find is that these advertised are mainly affected by:

1. Outlier rates.
2. Rates geared to the Airbnb market (\$3000+/month).
3. Rates are reflecting newer constructed units.
4. The influence of utilities, and,
5. Vacancy decontrol (see what a new tenant will pay).

**Table 68: City of Thunder Bay Survey and Advertised Rates Comparison**

Unit Type	Data Source		\$ Difference	%
	Average Survey Rates	Advertised Rates		
Bach	\$793.00	\$820.00	\$27.00	3.4%
1 Bdrm	\$1,056.00	\$1,065.00	\$9.00	1.5%
2 Bdrm	\$1,437.00	\$1,423.00	-\$14.00	0.9%
3 Bdrm	\$1,456.00	\$1,764.00	\$308.00	21.2%
4+ Bdrm	\$2,011.00	\$2,258.00	\$247.00	12.3%

Further comparison of advertised rates to CMHC, including the percentage difference that CMHC is lower is as follows:

**Table 69: Advertised and Survey Rates Compared to CMHC**

Unit Type	Average Survey Rates	Rate Data Source		% Difference	
		Advertised Rates	CHMC	Survey to CHMC	Advertised to CHMC
Bach	\$793.00	\$820.00	\$751.00	5.6%	9.2%
1 Bdrm	\$1,056.00	\$1,065.00	\$928.00	13.8%	14.8%
2 Bdrm	\$1,437.00	\$1,423.00	\$1,112.00	29.2%	28.0%
3 Bdrm	\$1,456.00	\$1,764.00	\$1,308.00	11.3%	34.9%
4+ Bdrm	\$2,011.00	\$2,258.00	N/A	N/A	N/A

Regarding the dollar difference between Surveyed Rates and CHMC Rates, Survey Rates for one and two-bedroom are much higher, respectively 14.8% and 28.0%.

Considering the average advertised rate as a more accurate reflection of the present market, one can only conclude that rental rates in the City of Thunder Bay and District are becoming unaffordable as the average income is not keeping up with rising rents. These market rental rates are becoming increasingly unaffordable, especially for most renters living on low to middle incomes. Rents have climbed so high that daily sacrifices must be made, and major expenses put off just to keep a roof over their heads.

Not only are rents becoming unaffordable, but with the event of Airbnb, many rental units have been taken out of the traditional rental market, restricting the supply of units and making affordable rental options scarcer. Even rental homes traditionally more affordable, like basement apartments, are advertised at almost the same price, if not higher, as a unit in an apartment building. This practice has been seen with a greater uptake throughout the Thunder Bay District.

Several factors have contributed to the increase in rental rates throughout the District. These factors can be summarized as follows:

- Low supply of rental units,
- Relatively low vacancy rate,
- Vacancy decontrol,
- GDP growth,
- International immigration, and,
- Demographic growth in the District.



Another series of factors will contribute to the ongoing rise of rates in the near future. These factors are summarized as follows:

- Growing demand for accommodations,
- Cost of new construction,
- Inflation, and,
- Higher interest rates.

With homeownership costs rising faster than incomes, fewer renters will transition into homeownership. As interest rates slowly climb, existing tenants will move harder while higher ownership costs keep them in the rental market, putting additional pressure on the rental market.

Those searching for a new rental home today are faced with shocking advertised rents that, for many, are unaffordable. Many renters who secured home with somewhat affordable rents a few years ago will hold dearly to their unit as they know that losing their home means paying a much higher rent for a new place. This can mean dealing with landlord neglect, disrepair or harassment, as losing one's home is not an option.

### 8.5 Comparative Rent Summary – District Areas Advertised

Data was collected for 82 District units being advertised for rent. The following summarizes the average rental rates for District areas one through five.

Figure 49: Average Rental Rates – District Areas (Survey)

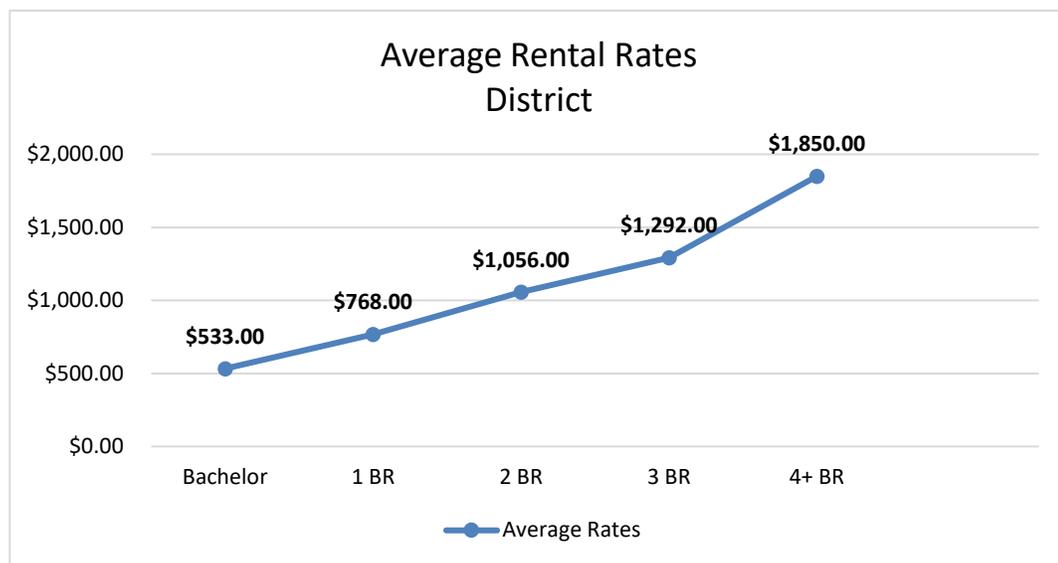


Table 70: Average Rent District Areas Combined (Advertised)

Average Rent for all Areas Combined - District Advertised Rentals (Thunder Bay District Areas, May 2022)						
Advertised Rental Rates District of Thunder Bay	Total Units	Mode	Median	Lowest Rent	Highest Rent	Average Rent
<b>Bachelor Units</b>	3	N/A	\$500.00	\$450.00	\$650.00	<b>\$533.00</b>
<b>1 Bedroom Units</b>	14	\$800.00	\$800.00	\$600.00	\$950.00	<b>\$768.00</b>
<b>2 Bedroom Units</b>	31	\$1,000.00	\$1,000.00	\$600.00	\$2,000.00	<b>\$1,056.00</b>
<b>3 Bedroom Units</b>	29	\$900.00	\$1,200.00	\$650.00	\$2,250.00	<b>\$1,292.00</b>
<b>4+ Bedroom Units</b>	5	N/A	\$2,100.00	\$850.00	\$2,800.00	<b>\$1,850.00</b>

In further comparison of rental rates for the District to CMHC rates, the following outlines that average survey rates and average advertised rates are both higher than CMHC.

Table 71: Comparative Rent Summary – Survey vs. Advertised Rates – District

Unit Type	Data Source	
	Survey	Advertised Rates
<b>Bachelor</b>	\$824.00	\$533.00
<b>1 Bdrm</b>	\$949.00	\$768.00
<b>2 Bdrm</b>	\$1,201.00	\$1,056.00
<b>3 Bdrm</b>	\$1,384.00	\$1,292.00
<b>4+ Bdrm</b>	\$3,300.00	\$1,850.00

## 8.6 City of Thunder Bay Trends

The trend for overall housing starts from 2016 to 2021 has been averaging 184 units per year. In October 2021, the total was 145, primarily due to an increase in the trend for apartment starts. The apartment starts for 2021 were 60<sup>21</sup> new units. Four (4) of the 60 units fell in the 1–5-unit category (1 four-plex), while the remaining 56 fell in the 20–49-unit category. This number does not account for any secondary housing units.

Table 72: 2021 Housing Starts by Dwelling Type<sup>22</sup>

Thunder Bay (City)	Single	Semi	Row	Apartment	Total
<b>2016</b>	139	8	12	24	183
<b>2017</b>	120	10	0	154	284
<b>2018</b>	123	2	25	8	154
<b>2019</b>	99	2	12	70	183
<b>2020</b>	94	8	0	50	152
<b>2021</b>	74	6	5	60	145
<b>Average</b>	<b>108</b>	<b>6</b>	<b>9</b>	<b>61</b>	<b>184</b>

<sup>21</sup><https://www.cmhc-schl.gc.ca/en/professionals/housing-markets-data-and-research/housing-data/data-tables/housing-market-data/apartment-starts-structure-size>

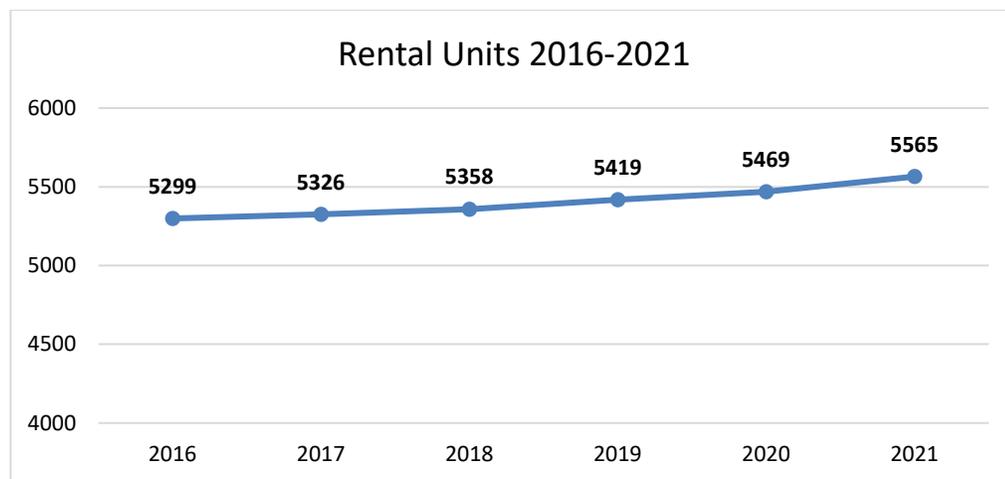
<sup>22</sup><https://www.cmhc-schl.gc.ca/en/professionals/housing-markets-data-and-research/housing-data/data-tables/housing-market-data/housing-starts-dwelling-type> and Thunder Bay CEDC



Over the same period (2016-2021), CMHC reports 266<sup>23</sup> new rental units, with the highest number of new rentals in 2021 accounting for 96 in Thunder Bay CMA.

For 2022, it is still too early in the year to have final numbers, but through conversations with some local developers, we are aware of 91 new rental units plus the expected 90 units at the old Hoito site.

**Figure 50: Total Number of Rental Units 2016-2021**



Supporting this increase has been growth in the population aged 65 and over, the fastest-growing segment of the population and a group with a relatively high propensity to rent.

Thunder Bay (8.4%) and Greater Sudbury (8.9%) had a higher prevalence of secondary suites than most other cities in the report<sup>24</sup>. CHMC estimates 3,301 secondary units in Thunder Bay, of which approximately 2254 are basement suites. Secondary units are called basement apartments, accessory apartments, in-law suites and laneway homes.

**Table 73: Secondary Suites - Thunder Bay**

	Estimated #	Estimated %	Basement	Average ft <sup>2</sup>
<b>Thunder Bay</b>	3,301	8.4%	68.3%	711

Certified Mortgage Broker (certifiedmortgagebroker.com) released a news article titled "Where to Invest in Real Estate in Ontario." Thunder Bay was one of the five cities identified in the report as a good place for real estate investment.

<sup>23</sup><https://www.cmhc-schl.gc.ca/en/professionals/housing-markets-data-and-research/housing-data/data-tables/housing-market-data/housing-starts-dwelling-type>

<sup>24</sup> <https://www.cmhc-schl.gc.ca/en/media-newsroom/news-releases/2021/secondary-housing-units-across-city-toronto>



## Thunder Bay

“In general, investors seem to have overlooked this city (the biggest city in the northwestern region of Ontario) as a first-rate place for homes to purchase. Thunder Bay has several things going for it:

- The local economy is on the rise.
- The city is the hub for education, commerce, and healthcare in Northwestern Ontario.
- In the last five years, rental rates in the city have climbed by more than 20%.
- Employment rate is high.<sup>25</sup>”

The above attributes have contributed to higher rental rates in Thunder Bay. Through many conversations in the community, these types of comments arose frequently. Through our research, we also came across the following comment from an individual who recently relocated to Thunder Bay.

“Just recently moved to Thunder Bay from Edmonton, and I am shocked at the rental market here. It is more expensive to rent an apartment here than in a major city. It is unbelievable for a working professional with a decent income 55+K to find a good place for reasonably priced—\$ 1,300.00 to \$1,800.00 for a one-bedroom of good to high quality. Even then, the market is poor, and in many cases, from \$1,000.00 to \$1,400.00 is of average to low quality. I’m blown away by this gouging...”<sup>26</sup>

## 8.7 Projections

Over the past five years, the Thunder Bay real estate market has been a sellers' market. The overall inventory of houses and building lots has been very low. With a somewhat rising population, improving economic conditions, and low real estate supply, these factors have supported and will continue to support the demand for new housing. It is expected that housing starts will be steady like in past years. A market adjustment will be felt as interest rates slowly change the market to a buyer's market. We foresee residential units aligning with the average asking price or a little under. We don't expect the many multiple offers per unit and the continuance of the bidding wars we saw in 2021 and the first quarter of 2022.

The 2021 Census data shows the City of Thunder Bay's population growing by 0.9% since 2016. The Conference Board for Canada predicts another positive Gross Domestic Product (GDP) growth of 4.2% for 2022. The impact of mining activities throughout the District, the availability of jobs, and modest international immigration to Thunder Bay. The impact of mining activities throughout the District, the availability of jobs, and modest international immigration to Thunder Bay will pressure the demand for accommodations. All these factors will put upward pressure on the demand for accommodations.

On the supply side, we see factors such as rising land values and availability of developed lots, low vacancy rates, supply chain disruptions, labour shortages, and higher building material costs negatively affecting new units' supply. When considering expected interest rate hikes, further downward pressure will be felt on the supply of new accommodations. The collection of new housing units for all types most likely will not meet demand, thus, pushing average rental rates higher and vacancy rates lower.

<sup>25</sup> <https://certifiedmortgagebroker.com/where-to-invest-in-real-estate-in-ontario/>

<sup>26</sup> [https://www.reddit.com/r/ThunderBay/comments/txobmb/whats\\_with\\_thunder\\_bays\\_rental\\_mark](https://www.reddit.com/r/ThunderBay/comments/txobmb/whats_with_thunder_bays_rental_mark)



For Thunder Bay CMA, we expect the rental market to remain tight between 2022 and 2024, with the vacancy rate trending at 3.6% or lower. Existing tenants will find moving harder, while higher ownership costs keep them in the rental market. Unlike ownership demand, rental demand is closely associated with income and employment. With homeownership costs rising faster than incomes, we expect fewer renters to transition into homeownership.

Average rents will continue to increase with relatively stable market conditions over the next three years. Rising energy and food prices will negatively impact rental market affordability, especially among lower-income households.

## 9.0 CONCLUSION

The study was initiated to determine the existing average market rents for the City of Thunder Bay and the throughout the TBDSSAB District service areas. In total, the following data was collected:

**Table 74: Total Data Points**

<b>Data Description</b>	<b>Rental Units</b>
City of Thunder Bay Surveys	2,518
City of Thunder Bay Advertised	381
District Surveys	319
District Advertised	82
<b>TOTAL RENTAL UNIT DATA</b>	<b>3,300</b>

The data gathered from the surveyed rental units in Thunder Bay and the District were compared with the advertised rates within those areas. Data analysis concludes that surveyed rates for one and two-bedrooms are much higher, respectively, 13.8% and 29.2% than CHMC rates. This comprehensive study shows that market rental rates do not reflect CHMC rental rates.

When comparing monthly rental rates, what tenants are currently paying is much higher than those reported by CHMC. Surveyed rates for one-bedroom units are 13.8% higher than the CHMC rate and for two-bedroom - 29.2% higher. Monthly advertised rental rates vary from 9.2% higher for a bachelor unit, 14.8% higher for a one-bedroom, 28.0% higher for a two-bedroom, and 34.9% higher for a three-bedroom unit in comparison to CHMC rates.

The same can be said for the advertised rental rates compared to the surveyed rental rates. Advertised rates are much higher for rental units in the City of Thunder Bay than what was surveyed; for example, a three-bedroom unit is advertised at 17.5% higher than the surveyed rates.

This is because landlords with existing tenants were capped at increasing rent by no more than 1.2% per year for 2022. However, newly advertised listings are being put on the market at a much higher monthly rate after completing renovations or following what is the "norm" for the area. By 2023, the maximum a landlord can increase their rental fee is being increased to 2.5%, which would only further widen the gap between the CMHC reported rates and what tenants are currently paying.

These differences are not small and will negatively impact fixed, and low-income individuals as incomes are not keeping up with the rate of the rental rate increase. This study concludes that the average advertised rate reflects the present market more accurately. In that case, this study shows that the Thunder Bay and District rental rates are becoming unaffordable as the average income is not keeping up with rising rents.





## APPENDIX A – TBDSSAB 2022 Market Rent Survey Template





**TBDSSAB MARKET RENT SURVEY – Provided by Symmetry Business Solutions**

Welcome to the District of Thunder Bay Social Services Administration Board (TBDSSAB) Market Rent Study survey for residential Landlords and Property Managers within the Thunder Bay District. This survey is intended for all Landlords and Property Managers in the region, regardless of whether you currently manage any units under a TBDSSAB program.

The survey will take approximately 3-6 minutes to complete, depending on how many properties you currently manage. All data collected is confidential and anonymous and will be used to improve the programs and services offered by TBDSSAB throughout the region, provide an accurate assessment of the rental market in and around Thunder Bay, and provide landlords a baseline comparison with what they are currently charging.

If you have any questions or require assistance, please contact one of the survey administrators Cari Kruzel @ [carikruzel@gmail.com](mailto:carikruzel@gmail.com) or Franco Crupi @ (807) 628-9000.

**Please enter your name and contact information below in case we need to contact you:**

<b>First Name</b>	<input type="text"/>	<b>Last Name</b>	<input type="text"/>
<b>Phone Number</b>	<input type="text"/>	<b>Email Address</b>	<input type="text"/>

**Do you own or manage any rental properties within the City of Thunder Bay?**

Select no if your rental property is located within the region - defined by TBDSSAB as municipalities surrounding the City of Thunder Bay - from O'Connor in the west to Manitouwadge and Longlac in the East, see below.

Yes  No

If no, please indicate what district your rental(s) are in:

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Township of Conmee               | <input type="checkbox"/> Township of Manitouwadge   | <input type="checkbox"/> Municipality of Neebing |
| <input type="checkbox"/> Township of Dorion               | <input type="checkbox"/> Town of Marathon           | <input type="checkbox"/> Township of Nipigon     |
| <input type="checkbox"/> Township of Gillies              | <input type="checkbox"/> Municipality of Greenstone | <input type="checkbox"/> Township of O'Connor    |
| <input type="checkbox"/> Municipality of Oliver Paipoonge | <input type="checkbox"/> Township of Red Rock       | <input type="checkbox"/> Township of Schreiber   |
| <input type="checkbox"/> Township of Schreiber            | <input type="checkbox"/> Township of Terrace Bay    |  |

**How many rental properties do you own or manage?** \_\_\_\_\_

**For each individual property location please complete a separate survey.**

**Which ward is your property located in?**

if you are unsure, there is a map located online you can refer to at:

[www.thunderbay.ca/en/city-hall/ward-maps.aspx](http://www.thunderbay.ca/en/city-hall/ward-maps.aspx)

- |  |                                    |                                    |
|--|------------------------------------|------------------------------------|
| <input type="checkbox"/> Current River | <input type="checkbox"/> McIntyre  | <input type="checkbox"/> McKellar  |
| <input type="checkbox"/> Neebing       | <input type="checkbox"/> Northwood | <input type="checkbox"/> Red River |
| <input type="checkbox"/> Westfort      |                                    |                                    |



**Number of Rental Units** \_\_\_\_\_

**Type of Property**

- |  |   |
|--|---|
| <input type="checkbox"/> House-Single Detached                 | <input type="checkbox"/> House-Multiple unit (retrofitted to contain 2 or more tenants) |
| <input type="checkbox"/> Semi-detached house                   | <input type="checkbox"/> Condominium  |
| <input type="checkbox"/> Townhouse or row housing              | <input type="checkbox"/> Multi-unit building 2-6 rental units                           |
| <input type="checkbox"/> Multi-unit building 7-12 rental units | <input type="checkbox"/> Multi-unit building 13-24 rental units                         |
| <input type="checkbox"/> Multi-unit building 25+ rental units  |   |

**Approximate Building Age**

- Pre - 1960
- 1960 - 1974
- 1975 - 1989
- 1990 - 2004
- 2005 - Present
- House-Single Detached

**Exterior Finish of Building**

- |   |   |
|---|---|
| <input type="checkbox"/> Brick/Masonry  | <input type="checkbox"/> Wood             |
| <input type="checkbox"/> Vinyl Siding   | <input type="checkbox"/> Metal            |
| <input type="checkbox"/> Brick & Siding | <input type="checkbox"/> Composite Siding |
| <input type="checkbox"/> Stucco         | <input type="checkbox"/> Other/Unknown    |

**Is the rental part of a TBDSSAB subsidy program?**

Yes  No  Please specify which program \_\_\_\_\_

Type of Unit(s) at this location	How Many Units?	How Many Vacant?	Average Rent	Average Size <b>Choose:</b> 0-999sq.ft. 1000-1499sq.ft. 1500-1999sq.ft. 2000-2999sq.ft. 3000+sq.ft.	Utilities <b>Choose:</b> -all included -some included, or, -none included
BACHELOR					
1 BEDROOM					
2 BEDROOM					
3 BEDROOM					
4+BEDROOM					



**What amenities or services are offered at your rental property?**

- |  |  |
|--|--|
| <input type="checkbox"/> Appliances Included     | <input type="checkbox"/> Parking               |
| <input type="checkbox"/> Elevator                | <input type="checkbox"/> Pet Friendly          |
| <input type="checkbox"/> Garage                  | <input type="checkbox"/> Private Entrance      |
| <input type="checkbox"/> Gym                     | <input type="checkbox"/> Security System/Entry |
| <input type="checkbox"/> Laundry                 | <input type="checkbox"/> Smoking Allowed       |
| <input type="checkbox"/> Lease Required          | <input type="checkbox"/> Wheelchair Accessible |
| <input type="checkbox"/> Other – please specify: |  |

**Please enter the postal code for the location of this property below. This information is solely used to map the property on a visual Neighbourhood Planning Map.**

---

**Thank you for taking the time to complete the survey. Please feel free to provide feedback regarding this survey or additional information you may wish to provide. Please note, this survey is anonymous. If you have any questions or concerns that requires a response, please also provide your contact information in the comment box. Your personal information will not be shared or linked to the data you have provided. Please leave a comment below:**

*If you require assistance and/or have any questions about the purpose of this survey or how the data collected will be used, please contact the survey administrator by sending an email to [carikruzel@gmail.com](mailto:carikruzel@gmail.com).*

*The District of Thunder Bay Social Services Administration Board (TBDSSAB) delivers vital social services to individuals and families living in the District of Thunder Bay. We work together with Landlords and Property Managers to ensure affordable housing options are available to residents in our region. If you are interested in learning more about these programs and their associated benefits, please visit our website (<http://www.tbdssab.ca/>) or contact Aaron Park, Housing Program Lead, via email at [aaron.park@tbdssab.ca](mailto:aaron.park@tbdssab.ca).*





## **APPENDIX B – District Invitation to Survey**





Good day,

Symmetry Business Solutions ([www.symmetrysolutions.ca](http://www.symmetrysolutions.ca)) is a local consulting firm that offers strategic project completion for a variety of clients. Currently, we are working with the District of Thunder Bay Social Services Administration Board (TBDSSAB) to complete a Market Rent Study survey for residential Landlords and Property Managers within the Thunder Bay District.

TBDSSAB delivers vital social services to individuals and families living in the District of Thunder Bay. They work together with Landlords and Property Managers to ensure affordable housing options are available to residents in the region. However, this survey is intended for all Landlords and Property Managers in the region, regardless of whether or not they currently manage any units under a TBDSSAB program.

**We are kindly asking that you share the survey link below with landlords, property managers, apartment building administrators, and housing complexes in your area:**

**<https://www.cognitoforms.com/SymmetryBusinessSolutions/TBDSSABMarketRentSurvey>**

The survey will take approximately 3-6 minutes to complete, depending on how many properties are currently managed, and all survey participants will be entered into a **draw for a \$100.00 Home Depot gift card.**

All data collected is confidential and anonymous and will be used to improve the programs and services offered by TBDSSAB throughout the region, provide an accurate assessment of the rental market in and around Thunder Bay, and provide landlords a baseline comparison with what they are currently charging. At no time will names be used within the report.

If you have any questions, please contact one of the survey administrators from Symmetry Business Solutions - Cari Kruzel via email at [carikruzel@gmail.com](mailto:carikruzel@gmail.com), or Franco Crupi @ (807) 628-9000.

Sincerely,  
*Cari Kruzel and Franco Crupi*  
Symmetry Business Solutions



POSTER – 8.5” x 11”

**LANDLORDS & PROPERTY MANAGERS  
in the Thunder Bay District**

**Do you have a few minutes to spare?**



is conducting a

**MARKET RENT SURVEY**

on behalf of the Thunder Bay District Social  
Services Administration Board (TBDSSAB)

**TO COMPLETE THE SURVEY VISIT:**

[www.symmetrysolutions.ca](http://www.symmetrysolutions.ca)

All eligible participants are entered into a draw  
for a \$100 Home Depot gift card.  
Survey closes June 3rd, 2022.

Questions? Call Franco @ 807-628-9000



**WEB/SOCIAL MEDIA GRAPHICS – 300x250 px**

**LANDLORDS & PROPERTY MANAGERS**  
**in the Thunder Bay District**  
**Do you have a few minutes to spare?**

 **SYMMETRY**  
BUSINESS SOLUTIONS

is conducting a  
**MARKET RENT SURVEY**

on behalf of the Thunder Bay District Social  
Services Administration Board (TBDSSAB)

**TO COMPLETE THE SURVEY VISIT:**

[\*\*CLICK HERE\*\*](#)

All eligible\* participants are entered into a draw for a \$100 Home  
Depot gift card. Survey closes June 3rd, 2022.

\*eligibility determined by proof of landlord or property manager status

**Questions? Call Franco @ 807-628-9000**





### **APPENDIX C – Advertised Rates Data Collection Sources**





Source	Webpage
Rent Panda	<a href="https://www.rentpanda.ca">https://www.rentpanda.ca</a>
Facebook	<a href="https://www.facebook.com/marketplace">https://www.facebook.com/marketplace</a>
Kijiji	<a href="https://www.kijiji.ca">https://www.kijiji.ca</a>
Trovit.ca	<a href="https://property.trovit.ca">https://property.trovit.ca</a>
Rent Seeker	<a href="https://www.rentseeker.ca">https://www.rentseeker.ca</a>
Rentola	<a href="https://rentola.com">https://rentola.com</a>
Zoeken	<a href="https://www.zoeken.ca">https://www.zoeken.ca</a>
Zillow	<a href="https://www.zillow.com">https://www.zillow.com</a>
Home Sweet Home Rental Registry	<a href="https://www.homesweethomerentals.ca">https://www.homesweethomerentals.ca</a>
Lakehead University Off-Campus Housing	<a href="https://offcampus.lakeheadu.ca">https://offcampus.lakeheadu.ca</a>
Rentals.ca	<a href="https://rentals.ca">https://rentals.ca</a>
RentBoard	<a href="https://www.rentboard.ca">https://www.rentboard.ca</a>





**APPENDIX D – City of Thunder Bay Ward Map**





## City of Thunder Bay Ward Map







## **APPENDIX E - Neighbourhood Planning Map**





## Neighbourhood Planning Map

