



## BOARD REPORT

REPORT No.: 2025-24

MEETING DATE: SEPTEMBER 18, 2025

SUBJECT: 2026 TBDSSAB MARKET RENT REPORT

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### RECOMMENDATION

THAT with respect to Report No. 2025-24 (Integrated Social Services Division) we, The District of Thunder Bay Social Services Administration Board, approve the 2026 market rents as outlined in Confidential Attachment #1 of Report No. 2025-24, presented in Closed Session'

AND THAT any approved market rent increase be effective February 1, 2026.

### REPORT SUMMARY

To present information to The District of Thunder Bay Social Services Administration Board (TBDSSAB or the Board) and recommend approval of the 2026 market rents for TBDSSAB owned units.

### BACKGROUND

The 2026 Rent Increase Guideline from the Ministry of Municipal Affairs and Housing (MMAH) received in July 2025 advises that the maximum rate of allowable rent increase for 2026 is 2.1%. Legislation was passed on June 13, 2012, to amend the *Residential Tenancies Act, 2006* to ensure that the Rent Increase Guideline is capped at 2.5% annually, with an exemption for social housing. The Annual Rent Increase Guideline continues to be based on Ontario's Consumer Price Index (CPI), a Statistics Canada tool that measures inflation and economic conditions over a year. Data from June to May is used to determine the guideline for the following year and the average yearly increase in Ontario from 2004-2025 was 2.0%. The 2026 guideline would apply to rents increased between January 1 and December 31, 2026.

In September 2020, legislation was introduced to propose a freeze to the Ontario market rent rates previously determined for 2021 by the MMAH. The intent was to reduce the burden on renters due to the COVID-19 pandemic. The *Helping Tenants and Small Businesses Act* froze rents in 2021 over a one-year period for tenants of most rent-controlled and non-rent-controlled residential units and included municipally

funded community housing rental units. This legislation was passed and came into effect January 1, 2021. With this legislation approved, TBDSSAB did not increase rents for 2021 and maintained the Board approved 2020 rates. Any increase determined throughout 2021 were then applied to tenants in January of 2022.

Market rents and any recommended market rent increases are provided to the Board for review and approval on an annual basis. Previously, the annual increase has mainly followed the Rent Increase Guideline. However, in 2015, a request to increase the market rent at Andras Court beyond the Rent Increase Guideline was presented by Administration to ensure parity in the market. The Andras Court increase was based on TBDSSAB's completion of a Market Rent Study in 2016 to establish current market rental rates for the District of Thunder Bay.

In early 2022 TBDSSAB again completed a Market Rent Study report to ensure rates charged reflect local market conditions and provide fair rates to all participants. It was determined that although TBDSSAB rates are lower, some unit categories are comparable based on unit size and age demographic or family composition. Market rent rates in communities outside the City of Thunder Bay were determined to have the lowest comparators with the current rates TBDSSAB is charging. With these comparators, TBDSSAB increased 2023 market rent rates by 3.0% for residences within the City of Thunder Bay and 3.5% for those outside the city. Increase recommendations align TBDSSAB units with the private market rates but keep rates at low end market.

After continued review in 2024, again using the 2022 Market Rent Study and reviewing the 2024 MMAH Average Market Rent rates based on Canada Mortgage and Housing Corporation fall data, an overall 3.0% increase is proposed for all TBDSSAB market rent units in 2026 to continue with rates that are low end but advance TBDSSAB units within the markets lower end.

## **COMMENTS**

As of June 2025, 210 of TBDSSAB's more than 2,400 tenants were paying market rent and would possibly be affected by the increase. Tenants paying rent geared to income will not be affected by the increase.

Administration has identified that of the 210 market tenants, 89 are seniors, 70 are singles and 36 are families within the City of Thunder Bay. Outside of Thunder Bay, 13 are seniors and two families paying market rent.

## **STRATEGIC PLAN IMPACT**

This report supports the previous TBDSSAB Strategic Plan vision of establishing flexible, inclusive services through the provision of relevant diverse housing supports and supports the current TBDSSAB Strategic Plan vision of fostering innovation and progress.

## FINANCIAL IMPLICATIONS


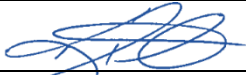
Based on the number of market tenants and Rent Geared to Income tenants paying market rent as of June 2025, Administration estimated potential additional revenue of approximately \$70,224 for 2026 using the 3% increase.

## CONCLUSION

It is concluded that properties in the TBDSSAB service area receive the recommended rate increase for 2026 to keep TBDSSAB market rent amounts aligned with comparable local accommodations in the respective areas.

## REFERENCE MATERIALS

Attachment #1      [2026 TBDSSAB Market Rents Confidential – Closed Session Only](#)

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