



Durham Community Housing Directives
Housing Services Division
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Subject:	Market Rent Indices for 2027
Directive Number:	FIN 04-01
Date:	August 2026

Purpose

To provide the Market Rent Indices for 2027 for housing providers under the Housing Services Act.

Market Rent Indices do not apply to 100 per cent rent-geared-to-income (RGI) non-profit housing providers.

Background

On an annual basis and as required under the Housing Services Act, the Ministry of Municipal Affairs and Housing (MMAH) publishes cost and revenue indices used to calculate housing provider subsidies.

The market rent index is the lesser of the rent control guideline under the Residential Tenancies Act (RTA) and the change in average market rents, by district, as reported by the Canada Mortgage and Housing Corporation (CMHC).

2027 Market Rent Indices

In accordance with MMAH's release of the market rent indices for both apartments and townhouses, housing providers will use the indices in the following table to estimate their RGI subsidy for fiscal years commencing in 2027.

Municipality	Apartment	Townhouse
Ajax	1.019	1.019
Brock	1.019	1.019
Clarington	1.019	1.019
Oshawa – North	1.019	1.019
Oshawa – South/Central	0.986	1.019

Municipality	Apartment	Townhouse
Pickering	1.019	1.019
Scugog	1.019	1.019
Uxbridge	1.019	1.019
Whitby	0.996	1.019

Effective Date

This directive is effective for fiscal years commencing in 2027.

Legislative Authority

Housing Services Act, s. 78(1)
Ontario Regulation 369/11, s. 10