

PROGRAM INSTRUCTION

SETTING RENTS FOR AHP/IAH/OPHI COMMUNITIES

Note: This Program Instruction replaces Program Instruction #2025-03 [AHP/IAH/OPHI]

This Program Instruction applies to the following:

- ✓ **AHP Wave 1** – Mapleglen Residences, Tony Wong Place, Mount Albert United Church Senior Citizen Foundation, Hesperus Fellowship Village, Reena
- ✓ **AHP 2009 Extension** – Kingview Court Expansion, Mackenzie Green, Voice of Vedas Cultural Sabha Inc., DeafBlind Ontario Services (Hertick and Treffry)
- ✓ **IAH** – DeafBlind Ontario Services (St. George), Lakeside Residences, Crescent Village
- ✓ **IAH Extension/Ontario Priorities Housing Initiative** – Richmond Hill Hub, Woodbridge Lane, Larry Todd Place, Unionville Commons, Mosaic House

1. Summary

This Program Instruction provides direction to housing providers for setting rents in 2026 for housing providers operating buildings constructed under the following programs:

- Canada-Ontario Affordable Housing Program (AHP) Wave 1 and 2009 Extension
- Investment in Affordable Housing Program (IAH), and IAH Extension (IAH-E)
- Ontario Priorities Housing Initiative (OPHI)

Canada Mortgage and Housing Corporation (CMHC) released the Fall 2025 Average Market Rents (AMR). These AMRs are used to set rents for encumbered units in buildings funded by the above programs.

2. Background

The above programs were designed to increase the supply of affordable housing. Contribution Agreements outline the specific rent rules that must be followed during the 20-year affordability period.

To maintain affordability, rents for encumbered units must remain at or below the applicable CMHC AMRs. In addition, the overall average rent for all encumbered units in a building must remain at or below 80% of AMR.

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3. Action Required

Housing providers must follow the applicable rent rules based on their Contribution Agreements.

- Encumbered units in buildings must achieve an overall average rent at or below 80% of CMHC AMR
- Individual unit rents cannot exceed the applicable AMR
- When calculating the building’s overall average rent for encumbered units, housing providers must use the tenant contribution to rent (the portion paid by the tenant) for subsidized tenants
- **Rents for new tenants:** Rents for encumbered units offered to new tenants in 2026 must be at or below the most recent CMHC AMR, provided in Table 1
- **Rents for current tenants:** The 2026 [Rent Increase Guideline](#) is 2.1% and applies to rent increases that take effect between January 1, 2026, and December 31, 2026. Rent increases for encumbered units may not exceed the CMHC AMR for the applicable unit size shown in Table 1

**Table 1
Fall 2025 CMHC Average Market Rents for York Region**

Zone	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Zone 25 Richmond Hill, Vaughan, King	\$1,328	\$1,583	\$1,827	\$2,332
Zone 26 Aurora, Newmarket, Whitchurch-Stouffville, East Gwillimbury, Georgina	\$N/A*	\$1,863	\$2,204	\$2,991
Zone 27 Markham	N/A*	\$1,885	\$1,996	\$1,969
York Region (Zones 25-27)	\$1,297	\$1,783	\$2,024	\$2,658

*Note: Studio (formerly bachelor) rents for Zones 26 and 27 are suppressed by CMHC due to low data quality. Housing providers should contact their Program Coordinator for assistance in determining an appropriate bachelor rate where applicable.

Applying the Rent Increase Guideline

1. Identify the current rent for the unit
2. Calculate the guideline rent increase by multiplying the current rent by the Rent Increase Guideline
3. Determine the new rent by adding the rent increase calculated in Step 2 to the current rent

Example: Applying the 2026 Rent Increase Guideline

- Current rent is \$1,000
 - Multiply the current rent by 2.1%
 - $\$1,000 \times 2.1\% = \21
 - $\$1,000 + \$21 = \$1,021$
 - The guideline rent increase amount is \$1,021
4. If the guideline rent increase amount is less than the applicable AMR in Table 1, the guideline rent increase amount becomes the maximum rent for the unit
 5. If the guideline rent increase amount is greater than the applicable AMR in Table 1, the AMR amount becomes the maximum rent for the unit
 6. After calculating the rent increases, ensure the building's overall average rent remains at 80% of AMR. For any subsidized units in the building, the portion the tenant pays contributes to the overall average rent

Example #1

A housing provider in Richmond Hill currently charging \$1,000 for a one-bedroom unit may raise the current tenant's rent by the Rent Increase Guideline of 2.1%, which is an increase of \$21. As the guideline rent increase amount of \$1,021 is less than the AMR for one-bedroom units in Richmond Hill (\$1,583 as indicated in Table 1), the tenant's rent may be increased to \$1,021, provided the housing provider maintains an overall average rent for the building of 80% of AMR.

Example #2

A housing provider currently charging \$1,560 for a one-bedroom unit in Richmond Hill cannot increase the current tenant's rent by the Rent Increase Guideline of 2.1%, as the guideline rent increase amount of \$1,593 (rounded) exceeds the AMR of \$1,583 for a one-bedroom unit in Richmond Hill. The housing provider may increase the rent to the AMR of \$1,583, provided an overall average rent for the building of 80% of AMR is maintained.

Authority: Contribution Agreement

Please contact your Program Coordinator with any questions.

February 2026

This notice will be available in an accessible format or with communication supports upon request at 1-877-464-9675 or 905-830-4444 ext. 72119.

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