



# County of Wellington

## Social Services Department – Housing Services

### INFORMATION BULLETIN

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**Directive Number: 2025-04**

**Effective Date: August 18, 2025**

This Information Bulletin has been developed by the County of Wellington in its role as Consolidated Municipal Service Manager (CMSM) and is intended to be made available to all housing providers.

**Subject** 2026 Rent Increase Guideline & Last Month Rent Deposit Interest

**Legislative Reference** Residential Tenancies Act, 2006

#### **Background**

On an annual basis, the Service Manager provides, for information purposes only, the Ontario Rent Increase Guideline as published by the Ministry of Municipal Affairs and Housing for residential rental unit landlords.

#### **Information**

Social Housing providers are exempt from Section 120 (Guideline Increase) of the *Residential Tenancies Act (RTA)*. Accordingly, the rent increase decision regarding actual market rents lies with each individual social housing provider given their current market rents in comparison with neighbouring properties, their ability to fill market vacancies, and their overall budget expectations.

For market rent tenants, the rent for a unit can be increased if at least 12 months have passed since a tenant first moved in or since their last rent increase (*RTA*, s.119). The tenant must be given proper written notice of the rental increase at least 90 days before the rent increase takes effect (*RTA*, s.116).

For providers who are looking to apply the Ontario Rent Increase guideline:

**The 2026 Rent Increase Guideline is 2.1 per cent.**

This guideline is in effect from January 1, 2026 to December 31, 2026.

For providers that collect last month rent deposits, Section 106 of the *RTA* requires that interest be paid annually on the amount of the rent deposit at a rate equal to the guideline amount that is in effect at the time the interest payment is due.

**The 2026 Last Month Rent Deposit Interest Rate is 2.1 per cent.**

If you require additional information, please contact your Housing Programme Advisor.

Originally Signed by

Dave Purdy  
Director of Housing Services