BULLETIN - REFERENCE COPY

Ontario 2027 Rent Increase Guideline

Province sets the 2027 rent increase guideline at 1.9 per cent

June 23, 2026

Municipal Affairs and Housing

TORONTO - The rent increase guideline for 2027 is **1.9 per cent**. The guideline is the maximum a landlord can increase most tenants' rent during a year without the approval of the Landlord and Tenant Board.

In most cases, rent for a residential unit may be increased only if at least 12 months have passed since the last rent increase or since the tenancy began. A landlord must give a tenant at least **90 days' written notice** of a rent increase using the proper form.

The guideline applies to most private residential rental units covered by the *Residential Tenancies Act, 2006*, including most rented houses, apartments, basement apartments and condominiums, as well as care homes, mobile homes and land lease communities.

The guideline is calculated using Ontario's Consumer Price Index. Data from June to May is used to determine the guideline for the following year, and the guideline is capped at 2.5 per cent.

Quick Facts

- The 2027 rent increase guideline is **1.9 per cent**.
- Rent increases are not automatic or mandatory. At least 12 months generally must have passed since the last increase or the start of the tenancy.
- Landlords must give tenants at least **90 days' written notice** using the proper Landlord and Tenant Board form.
- The guideline does **not** apply to new buildings, additions to existing buildings and most new basement apartments first occupied for residential purposes after November 15, 2018; rental units when a tenancy turns over; community housing units; long-term care homes; or commercial properties.
- Landlords may apply to the Landlord and Tenant Board for an above-guideline increase in certain circumstances.

Example of a 2027 Rent Increase

A tenant pays **$1,000 per month** when a lease begins on June 1, 2026. If the landlord is otherwise entitled to increase the rent on June 1, 2027, the 1.9 per cent guideline would produce the following calculation:

- 1.9% of $1,000 = **$19.00**
- $1,000 + $19.00 = **$1,019.00**

The lawful rent after that guideline increase would be **$1,019.00 per month**. The landlord would need to provide the required written notice at least 90 days before the increase takes effect.

Additional Resources

- Residential rent increases - Ontario.ca
- Renting in Ontario: your rights
- Landlord and Tenant Board
- Residential Tenancies Act, 2006

Previous Rent Increase Guidelines

2027: **1.9%**   2026: 2.1%   2025: 2.5%   2024: 2.5%   2023: 2.5%   2022: 1.2%

Ontario's official historical table lists annual guidelines from 1991 through 2027.

Source Note

This reference bulletin was prepared from information published by the Government of Ontario on the official **Residential rent increases** page, updated June 23, 2026. It is designed to match the look and convenience of prior Ontario rent-guideline bulletin/news-release printouts, but it is **not a separately issued Ontario Newsroom bulletin or news release**. For legal or current-use purposes, consult the live Ontario.ca source.

Official source: ontario.ca/page/residential-rent-increases