

# Rental Unit Affordability

## A Landlordconnect.ca Resource

In 2007, the Canadian Housing and Renewal Association (CHRA) defined affordable rental rates by what is known as “Minimum Housing Wage” (MHW), calculated at 30% of income.

According to the City of Toronto Housing Opportunities Toronto Plan (HOT) in 2010, more than 200 000 people – about half of all renters – pay more than the MHW. Of those, about 100 000 pay more than 50% of their income on rent.

Using the MHW standard in 2011, the Wellesley Institute noted that a person must earn \$41,400 to afford a \$1000/month rent. Working full time for minimum wage brings in \$22800 annually – just over half the affordable housing wage - while a person receiving Ontario Works would receive just \$7872 yearly – just over one fifth.

You can do your part to help create affordable housing in Toronto by:

- Using the tables below to understand what Toronto tenants can afford
- Working with your tenants’ housing workers to ensure successful tenancies
- Listing your affordable units on Landlord Connect

### All rental listings on Landlordconnect.ca are within the following ranges:

Rooms	Room & Board	Bachelor Apartment	1 Bedroom	2 Bedroom	3 Bedroom or House
\$400 - \$600	\$700 - \$1035	\$600 - \$775	\$800 - \$960	\$950 - \$1200	\$1050 - \$1550

This table is calculated using the Minimum Housing Wage and by adding the Rental Increase Guideline each year.

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How much can low income Toronto tenants afford to pay for rent?  
(based on 2016 levels)

Tenant Type by Income	Monthly Income	Affordable Rental Rates at 30% MHW	Average Rental Rates (34 – 76%)
<b>Single person who gets Ontario Works</b>	The maximum amount for OW is <b>\$706</b> per month, which includes <b>\$376</b> for rent.	<b>\$212</b>	<b>\$700</b> for a room
<b>Single Person who gets Ontario Disability Support Program</b>	The maximum amount for ODSP is <b>\$1,692</b> per month, which includes <b>\$479</b> for rent.	<b>\$508</b>	<b>\$1122</b> for a bachelor apartment
<b>Single low income senior</b>	The maximum amount which can be received from a combination of OAS, CPP, GIS and GAINS is <b>\$2640</b> per month.	<b>\$792</b>	<b>\$850</b> for room and board
<b>Single minimum wage earner</b>	Working a 40 hour work week, earns <b>\$1976</b> gross per month.	<b>\$593</b>	<b>\$1500</b> for a 1-bedroom
<b>Single \$13.00 per hour wage-earner with one dependent</b>	Working a 40 hour work week, earns <b>\$2253</b> gross per month.	<b>\$676</b>	<b>\$1900</b> for a 2-bedroom
<b>Working professional</b>	A working individual making \$41,000/year makes about <b>\$3416</b> a month	<b>\$1025</b>	<b>\$1500</b> for a 1-bedroom