

Rental Unit Affordability

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.

In BY-LAW No. 124-2016 (m), "low-rent units" means housing units, with monthly occupancy costs at or below 80 per cent of average rents and to which a rent supplement agreement or housing allowance does not apply;

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 <http://eyetfrp.ca/housing/> are within the following ranges:

Rooms	Room & Board	Bachelor Apartment	1 Bedroom	2 Bedroom	3 Bedroom or House
\$400 - \$700	\$ 700- \$1035	\$436 - \$871	\$508 - \$1,016	\$597 - \$1,194	\$667- \$1,331

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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%)
Single person who gets Ontario Works	The maximum amount for OW is \$721 per month, which includes \$384 for rent.	\$216	\$700 for a room
Single Person who gets Ontario Disability Support Program	The maximum amount for ODSP is \$1,151 per month, which includes \$489 for rent.	\$345	\$1200 for a bachelor apartment
Single low income senior	The maximum amount which can be received from a combination of OAS, CPP, GIS and GAINS is \$2737 per month.	\$821	\$850 for room and board
Single minimum wage earner	Working a 40 hour work week, earns \$2240 gross per month.	\$672	\$1500 for a 1-bedroom
Single \$15.00 per hour wage-earner with one dependent	Working a 40 hour work week, earns \$2400 gross per month.	\$720	\$1900 for a 2-bedroom
Working professional	A working individual making \$41,000/year makes about \$3416 a month	\$1025	\$1500 for a 1-bedroom