

TABLE 1

HDN# 2024 - 270

**2025 Indices for Mixed Non-Profit Projects
Housing Services Act, O.Reg 369**

	Item	Index Description	2025 Index (%)	2025 Factor
Benchmark Costs	Administration and Maintenance	Ontario CPI all-items	2.97%	1.0297
	Insurance	Ontario CPI - Homeowner's Home and Mortgage Insurance Sub-index	8.78%	1.0878
	Bad Debt *	Market Rent Index	2025 Market Rent Index (MRI) Table 3	2025 Market Rent Index (MRI) Table 4
	Electricity	Ontario CPI - Electricity sub-index	6.02%	1.0602
	Water	Ontario CPI - Water sub-index	4.62%	1.0462
	Natural Gas	Ontario CPI - Natural gas sub-index	-2.79%	0.9721
	Oil & Other Fuels	Ontario CPI - Oil and other fuel sub-index	4.66%	1.0466
	Capital Reserves	Ontario CPI - all items	2.97%	1.0297
Benchmark Revenues	Indexed Market Rent *	Market Rent Index	2025 Market Rent Index (MRI) Table 3	2025 Market Rent Index (MRI) Table 4
	Vacancy Loss *	Market Rent Index	2025 Market Rent Index (MRI) Table 3	2025 Market Rent Index (MRI) Table 4
	Non-Rental Revenue	Factor of 1	0.00%	1.0000

* Housing Providers with units in different zones must use the weighted average as provided on Table 3 and Table 4.

TABLE 2

HDN# 2024 - 270

**2025 Indices for 100% RGI Non-Profit Projects
Housing Services Act, O.Reg 369**

	Item	Index Description	2025 Index (%)	2025 Factor
Benchmark Costs	Administration and Maintenance	Ontario CPI all-items	2.97%	1.0297
	Insurance	Ontario CPI - homeowner's home and mortgage insurance sub-index	8.78%	1.0878
	Bad Debt	Ontario CPI - all items	2.97%	1.0297
	Electricity	Ontario CPI - Electricity sub-index	6.02%	1.0602
	Water	Ontario CPI - Water sub-index	4.62%	1.0462
	Natural Gas	Ontario CPI - Natural gas sub-index	-2.79%	0.9721
	Oil & Other Fuels	Ontario CPI - Oil and other fuel sub-index	4.66%	1.0466
	Capital Reserves	Ontario CPI all items	2.97%	1.0297

TABLE 3

City of London and County of Middlesex						
2025 Market Rent Index Percentages (MRI) Schedule						
Housing Provider	Market Rent Index		Zone		Units	Weighted Average
	Apartment	Townhouse	Zone #	Zone Name		
Argyle Manor Non-Profit	2.50%		8	East		
Artisan Co-operative		2.50%	2	Northeast		
Bethany Residences Non-Profit	2.50%		8	East		
Bonaventure Housing Co-operative		-7.00%	8	East		
Bridge End Co-operative		2.50%	4	Northwest		
Chelsea Green Home Society - Jalna		-7.30%	7	South	60	
Chelsea Green Home Society - Wavell		-7.00%	8	East	60	
Chelsea Green Home Society Portfolio WA Weighted Average					120	-7.15%
Columbus Non-Profit	2.50%		10	Strathroy-Caradoc		
Country Spirit Housing Co-operative		-7.30%	7	South		
Delaware Non-Profit	2.50%		11	Rest of CMA		
Delta Place Co-operative	2.50%		5	Southwest		
Fifty Plus Co-operative	2.50%		2	Northeast		
Forest Quarter Family Non-Profit		2.50%	5	Southwest		
Genesis Co-operative		-7.00%	8	East		
Gilzean's Creek Co-operative		2.50%	10	Strathroy-Caradoc		
Glencoe Non-Profit	2.50%		11	Rest of CMA		
Good News Non-Profit		-7.00%	8	East		
Interfaith (London) Non-Profit		2.50%	5	Southwest		
Latin-American/Canadian Non-Profit		-7.00%	8	East		
London Non-Profit Multicultural Residences		-7.30%	7	South		

London Polonia - Deveron Crescent		-7.30%	7	South	54		
		-7.30%	7	South	68		
London Polonia - Shelborne Street London Polonia - South Street.	2.50%		1	Downtown North	40		
London Polonia Portfolio WA					Weighted Average	162	-4.88%
London Town Co-operative		2.50%	4	Northwest			
Lucan Non-Profit	2.50%		11	Rest of CMA			
Lutheran Non-Profit	2.50%		4	Northwest			
Marconi Non-Profit - Marconi Boulevard		-7.00%	8	East	60		
Marconi NP - Bentley Street		2.50%	2	Northeast	60		
Marconi Non-Profit Portfolio WA					Weighted Average	120	-2.25%
Melbourne Non-Profit	2.50%		11	Rest of CMA			
Oaklands Co-operative		-7.00%	8	East			
Odell-Jalna - Jalna Blvd.		-7.30%	7	South	64		
Odell-Jalna - Shelborne Street		-7.30%	7	South	67		
Odell-Jalna - Ottaway Place	2.50%		1	Downtown North	60		
Odell-Jalna Residences - Wavell		-7.00%	8	East	55		
Odell-Jalna Portfolio WA					Weighted Average	246	-4.84%
Pam Gardens - 711 Pond Mills Road		-7.30%	7	South	65		
	2.50%	2.50%	5	Southwest	54/20		
Pam Gardens - 1369 Commissioners Road Pam Gardens - 730 Deveron Crescent		-7.30%	7	South	65		
Pam Gardens Portfolio WA					Weighted Average	204	-3.75%
Sherwood Forest Non-Profit	2.50%		4	Northwest			
Spirit of 1919 Housing Co-operative		-7.00%	8	East			
St. Martin's Co-operative		2.50%	2	Northeast			
Strathroy & District Christian Retirement	2.50%		10	Strathroy-Caradoc			
Tanglewood Orchard Co-operative	2.50%	-7.30%	7	South	10/62		

Tanglewood Orchard Co-operative WA		Weighted Average			72	-5.94%
Tolpuddle Co-operative	2.50%		8	East		
Whiteoak Heritage Housing Co-operative		-7.30%	7	South		
William Mercer Wilson Non-Profit	2.50%		5	Southwest		
Windy Woods Co-operative	2.50%	2.50%	5	Southwest	90/30	
Windy Woods Co-operative WA		Weighted Average			120	2.50%
Wonderland Non-Profit	2.50%		5	Southwest		
ZONE DESCRIPTIONS						
Zone 1 - Downtown North - North to Oxford St., East to Adelaide St. and bound by the Thames River to the West and the South						
Zone 2 – Northeast - North of Oxford St., East of Adelaide St., West of Clarke Rd., North to the River and Kilally Rd.						
Zone 3 – North - North of Oxford St, West of Adelaide St. (except portion North of the River), City Boundary to the North and River to the West.						
Zone 4 – Northwest - South to Riverside Dr. & River, West to Sanatorium Rd area, North to City Boundary & West of River boundary with Zone 3.						
Zone 5 – Southwest - West of Wharnccliffe Rd., South of Thames River to Southdale Rd., South to Lambeth, West of the Byron area.						
Zone 6 - South Central - Old South area - East of Wharnccliffe Rd., West of Adelaide St., North of Baseline Rd., and South of the Thames River.						
Zone 7 – South - East of Wharnccliffe Rd., South of Zone 6 and Thames River to the 401 Highway and then to the eastern boundary of the city.						
Zone 8 – East - East of Adelaide St. South of Oxford St. (ex. sec. East of Clarke Rd.) to Eastern City boundary & to South branch of Thames River.						
Zone 9 - St. Thomas - Not applicable						
Zone 10 - Strathroy-Caradoc - Town of Strathroy						
Zone 11 - Rest of CMA - Remainder of Middlesex County not described as City of London or Town of Strathroy.						

TABLE 4

City of London and County of Middlesex 2025 Market Rent Index Factors Schedule							
Housing Provider	Market Rent Factor		Zone		Units	Weighted Average	
	Apartment	Townhouse	Zone #	Zone Name			
Argyle Manor Non-Profit	1.0250		8	East			
Artisan Co-operative		1.0250	2	Northeast			
Bethany Residences Non-Profit	1.0250		8	East			
Bonaventure Housing Co-operative		0.9300	8	East			
Bridge End Co-operative		1.0250	4	Northwest			
Chelsea Green Home Society - Jalna		0.9270	7	South East			60
Chelsea Green Home Society - Wavell		0.9300	8		60		
Chelsea Green Home Society Portfolio WA			Weighted Average		120	0.9285	
Columbus Non-Profit	1.0250		10	Strathroy-Caradoc			
Country Spirit Housing Co-operative		0.9270	7	South			
Delaware Non-Profit	1.0250		11	Rest of CMA			
Delta Place Co-operative	1.0250		5	Southwest			
Fifty Plus Co-operative	1.0250		2	Northeast			
Forest Quarter Family Non-Profit			1.0250	5			Southwest
Genesis Co-operative		0.9300	8	East			
Gilzean's Creek Co-operative		1.0250	10	Strathroy-Caradoc			
Glencoe Non-Profit	1.0250		11	Rest of CMA			
Good News Non-Profit		0.9300	8	East			
Interfaith (London) Non-Profit		1.0250	5	Southwest			
Latin-American/Canadian Non-Profit		0.9300	8	East			
London Non-Profit Multicultural Residences		0.9270	7	South			
London Polonia - Deveron Crescent		0.9270	7	South			54
London Polonia - Shelborne Street		0.9270	7	South			68
London Polonia - South Street.	1.0250		1	Downtown North			40

London Polonia Portfolio WA			Weighted Average		162	0.9512
London Town Co-operative		1.0250	4	Northwest		
Lucan Non-Profit	1.0250		11	Rest of CMA		
Lutheran Non-Profit	1.0250		4	Northwest		
Marconi Non-Profit - Marconi Blvd		0.9300	8	East	60	
Marconi Non-Profit Portfolio WA			Weighted Average		60	0.9300
Marconi NP - Bentley Street		1.0250	2	Northeast	60	
Melbourne Non-Profit	1.0250		11	Rest of CMA		
Oaklands Co-operative		0.9300	8	East		
Odell-Jalna - Jalna Blvd.		0.9270	7	South	64	
Odell-Jalna - Shelborne Street		0.9270	7	South	67	
Odell-Jalna - Ottaway Place	1.0250		1	Downtown North	60	
Odell-Jalna Residences - Wavell		0.9270	8	East	55	
Odell-Jalna Portfolio WA			Weighted Average		246	0.9509
Pam Gardens - 1369	1.0250	1.0250	5	Southwest	54/20	
Commissioners Road Pam Gardens		0.9270	7	South	65	
- 711 Pond Mills Road		0.9270	7	South	65	
Pam Gardens - 730 Deveron Crescent						
Pam Gardens Portfolio WA			Weighted Average		204	0.9625
Sherwood Forest Non-Profit	1.0250		4	Northwest		
Spirit of 1919 Housing Co-operative		0.9300	8	East		
St. Martin's Co-operative		1.0250	2	Northeast		
Strathroy & District Christian Retirement	1.0250		10	Strathroy-Caradoc		
Tanglewood Orchard Co-operative	1.0250	0.9270	7	South	10/62	
Tanglewood Orchard Co-operative WA			Weighted Average		72	0.9406
Tolpuddle Co-operative	1.0250		8	East		
Whiteoak Heritage Housing Co-operative		0.9270	7	South		
William Mercer Wilson Non-Profit	1.0250		5	Southwest		
Windy Woods Co-operative	1.0250	1.0250	5	Southwest	90/30	
Windy Woods Co-operative WA			Weighted Average		120	1.0250
Wonderland Non-Profit	1.0250		5	Southwest		

ZONE DESCRIPTIONS

Zone 1 - Downtown North - North to Oxford St., East to Adelaide St. and bound by the Thames River to the West and the South

Zone 2 – Northeast - North of Oxford St., East of Adelaide St., West of Clarke Rd., North to the River and Kilally Rd.

Zone 3 – North - North of Oxford St, West of Adelaide St. (except portion North of the River), City Boundary to the North and River to the West.

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Zone 10 - Strathroy-Caradoc - Town of Strathroy

Zone 11 - Rest of CMA - Remainder of Middlesex County not described as City of London or Town of Strathroy.