

# Rental Reduction for Multi-Resident Properties Built Before 2001

City Councillor Stephanie Plante, Ward 12 – Rideau-Vanier

JANUARY 16, 2026

The City of Ottawa sent a letter entitled “Notice of Rent Reduction – Municipal taxes reduced” to tenants living in older apartment buildings in October, notifying them the rent for their rental units will be automatically reduced by 0.89% as of Jan. 1, 2026. See below an example of the notice sent to eligible tenants, as well as a link to a pamphlet from the Landlord and Tenant Board (LTB) on [Automatic Rent Reductions](#).

The City of Ottawa currently has two tax classes for multi-residential class properties in Ottawa. The tax ratio for multi-residential properties built prior to 2001 is 1.4094, while new multi-residential properties built after 2001 have a ratio of 1.0000.

Tenants in buildings built before 2001 who have received notice and live in eligible buildings are legally entitled to apply for the reduction when they pay rent. The rent reductions are “automatic.” This means that tenants do not have to apply to the LTB to have the amount of rent reduction approved by the Board. Also, tenants do not have to get permission from the landlord to reduce the rent. However, in applying the reduction they should discuss with the Landlord the letter they received and the applied reduction to ensure that there’s proper communication and coordination.

If a landlord does not reduce the rent when required, tenants can apply to the LTB through a T3 under the *Residential Tenancies Act (RTA)* to request a refund for any money that was “illegally collected” as prescribed in the RTA. In some cases, landlords or tenants can also ask the LTB to review or adjust the amount of the rent reduction.

Here is an [instructions guide for the T3](#) and a [guide](#) for the *RTA* provided by the LTB.

Residents must have lived in the unit as of Dec. 31, 2025, to be eligible to automatically reduce their rent on Jan. 1.

In April, council approved a report titled “2025 Tax Policy and Other Revenue Matters,” which included a reduction in the multi-residential tax ratio for buildings built prior to 2001 to 1.000 over four years, starting with reducing the ratio to 1.3 in 2025 and by 0.1 a year until ratio parity is achieved.

The change only affects buildings built prior to 2001 and does not apply to many non-market housing buildings, including public housing, non-profit housing projects, non-profit housing cooperatives, and vacation homes.

The city has no legal authority to enforce the reduction as this is a provincial matter. If there is a dispute or concern about your rights as a tenant, please contact the LTB through their website or at **1-888-332-3234**.

Of note Ward 12 has the third highest number of eligible units: Somerset Ward (8,994 units), Bay ward (8,591), Rideau-Vanier (7,164 units), and Alta Vista (5,682).



A handwritten signature in black ink, consisting of stylized, overlapping loops and lines.

**Stéphanie Plante**  
City Councillor  
Rideau-Vanier Ward