

**Lambton County Community Services  
Housing Services Department  
Policy and Procedure Manual**

SUBJECT: Market Rents		INDEX NO.: 2.009
EFFECTIVE: June 1, 2004	APPROVED: March 3, 2004	REVISED: 11/10/09

**Policy:** (Ont. Reg. 198/01/47.2)

The attached are the market rents to be charged for rent geared to income units owned by the County of Lambton.

**Procedures:**

The attached rent is the maximum to be charged if a household is eligible or ineligible for rent-geared-to-income assistance in accordance with the Social Housing Reform Act, the accompanying regulations or local Policies and Procedures.

Annually each year commencing January 1, 2007 Market Rents be adjusted by the rate set under the Rent Control Guidelines.

**Housing Services Department  
Market Rents  
(effective January 1, 2006)**

<u>Location</u>	<u>Type of Unit</u>	<u>Market Rent</u>
124 Queen Street, Sarnia	Bachelor	\$431.00
Kathleen Avenue, Sarnia	One Bedroom	\$536.00
124 Queen Street, Sarnia	One Bedroom	\$536.00
150 Queen Street, Sarnia	One Bedroom	\$536.00
125 Euphemia Street, Sarnia	One Bedroom	\$536.00
230 Capel Street, Sarnia	One Bedroom	\$536.00
700 Cathcart Blvd. Sarnia	One Bedroom	\$536.00
11 Fort St., Pt. Edward	One Bedroom	\$536.00
203 Fane Street, Corunna	One Bedroom	\$483.00
3247 River St., Alvinston	One Bedroom	\$484.00
57 Union St., Forest	One Bedroom	\$484.00
3548 St. Clair Pkwy., Sombra	One Bedroom	\$484.00
47 Royal Street, Thedford	One Bedroom	\$484.00
475 Ontario St., Watford	One Bedroom	\$484.00
587 Ontario St., Wyoming	One Bedroom	\$484.00
412 King St., Petrolia	One Bedroom	\$498.00
436 Greenfield St., Petrolia	One Bedroom	\$498.00
Kathleen Avenue, Sarnia	Two Bedroom Townhouse	\$737.00
	Two Bedroom Semi	\$696.00 *
Roger Street, Sarnia	Two Bedroom Townhouse	\$737.00
	Two Bedroom Semi	\$737.00
914 Confederation St., Sarnia	Two Bedroom Townhouse	\$737.00
230 Capel St., Sarnia	Two Bedroom Apartment	\$603.00
125 Euphemia St., Sarnia	Two Bedroom Apartment	\$603.00
Kathleen Avenue Sarnia	Three Bedroom Townhouse	\$807.00
	Three Bedroom Semi	\$761.00 *
Roger Street, Sarnia	Three Bedroom Townhouse	\$807.00
	Three Bedroom Semi	\$807.00
914 Confederation St., Sarnia	Three Bedroom Townhouse	\$807.00
Clearwater	Three Bedroom Townhouse	\$761.00 *
	Three Bedroom Semi	\$761.00 *
	Three Bedroom Detached	\$761.00 *
Kathleen Avenue, Sarnia	Four Bedroom Townhouse	\$851.00
	Four Bedroom Semi	\$810.00 *
Roger Street, Sarnia	Four Bedroom Townhouse	\$851.00
	Four Bedroom Semi	\$851.00
914 Confederation St., Sarnia	Four Bedroom Townhouse	\$851.00
Clearwater	Four Bedroom Semi	\$810.00 *

\*Hydro is not included in rent

**Housing Services Department  
Market Rents  
(effective January 1, 2007)**

<u>Location</u>	<u>Type of Unit</u>	<u>Market Rent</u>
124 Queen Street, Sarnia	Bachelor	\$442.00
Kathleen Avenue, Sarnia	One Bedroom	\$549.00
124 Queen Street, Sarnia	One Bedroom	\$549.00
150 Queen Street, Sarnia	One Bedroom	\$549.00
125 Euphemia Street, Sarnia	One Bedroom	\$549.00
230 Capel Street, Sarnia	One Bedroom	\$549.00
700 Cathcart Blvd. Sarnia	One Bedroom	\$549.00
11 Fort St., Pt. Edward	One Bedroom	\$549.00
203 Fane Street, Corunna	One Bedroom	\$495.00
3247 River St., Alvinston	One Bedroom	\$496.00
57 Union St., Forest	One Bedroom	\$496.00
3548 St. Clair Pkwy., Sombra	One Bedroom	\$496.00
47 Royal Street, Thedford	One Bedroom	\$496.00
475 Ontario St., Watford	One Bedroom	\$496.00
587 Ontario St., Wyoming	One Bedroom	\$496.00
412 King St., Petrolia	One Bedroom	\$510.00
436 Greenfield St., Petrolia	One Bedroom	\$510.00
Kathleen Avenue, Sarnia	Two Bedroom Townhouse	\$756.00
	Two Bedroom Semi	\$714.00 *
Roger Street, Sarnia	Two Bedroom Townhouse	\$756.00
	Two Bedroom Semi	\$756.00
914 Confederation St., Sarnia	Two Bedroom Townhouse	\$756.00
230 Capel St., Sarnia	Two Bedroom Apartment	\$618.00
125 Euphemia St., Sarnia	Two Bedroom Apartment	\$618.00
Kathleen Avenue Sarnia	Three Bedroom Townhouse	\$827.00
	Three Bedroom Semi	\$780.00 *
Roger Street, Sarnia	Three Bedroom Townhouse	\$827.00
	Three Bedroom Semi	\$827.00
914 Confederation St., Sarnia	Three Bedroom Townhouse	\$827.00
Clearwater	Three Bedroom Townhouse	\$780.00 *
	Three Bedroom Semi	\$780.00 *
	Three Bedroom Detached	\$780.00 *
Kathleen Avenue, Sarnia	Four Bedroom Townhouse	\$873.00
	Four Bedroom Semi	\$831.00 *
Roger Street, Sarnia	Four Bedroom Townhouse	\$873.00
	Four Bedroom Semi	\$873.00
914 Confederation St., Sarnia	Four Bedroom Townhouse	\$873.00
Clearwater	Four Bedroom Semi	\$831.00 *

- Hydro is not included in rent

**Housing Services Department  
Market Rents  
(effective January 1, 2008)**

<u>Location</u>	<u>Type of Unit</u>	<u>Market Rent</u>
124 Queen Street, Sarnia	Bachelor	\$448.00
Kathleen Avenue, Sarnia	One Bedroom	\$556.00
124 Queen Street, Sarnia	One Bedroom	\$556.00
150 Queen Street, Sarnia	One Bedroom	\$556.00
125 Euphemia Street, Sarnia	One Bedroom	\$556.00
230 Capel Street, Sarnia	One Bedroom	\$556.00
700 Cathcart Blvd. Sarnia	One Bedroom	\$556.00
11 Fort St., Pt. Edward	One Bedroom	\$556.00
203 Fane Street, Corunna	One Bedroom	\$501.00
3247 River St., Alvinston	One Bedroom	\$502.00
57 Union St., Forest	One Bedroom	\$502.00
3548 St. Clair Pkwy., Sombra	One Bedroom	\$502.00
47 Royal Street, Thedford	One Bedroom	\$502.00
475 Ontario St., Watford	One Bedroom	\$502.00
587 Ontario St., Wyoming	One Bedroom	\$502.00
412 King St., Petrolia	One Bedroom	\$517.00
436 Greenfield St., Petrolia	One Bedroom	\$517.00
Kathleen Avenue, Sarnia	Two Bedroom Townhouse	\$766.00
	Two Bedroom Semi	\$724.00 *
Roger Street, Sarnia	Two Bedroom Townhouse	\$766.00
	Two Bedroom Semi	\$766.00
914 Confederation St., Sarnia	Two Bedroom Townhouse	\$766.00
230 Capel St., Sarnia	Two Bedroom Apartment	\$626.00
125 Euphemia St., Sarnia	Two Bedroom Apartment	\$626.00
Kathleen Avenue Sarnia	Three Bedroom Townhouse	\$838.00
	Three Bedroom Semi	\$790.00 *
Roger Street, Sarnia	Three Bedroom Townhouse	\$838.00
	Three Bedroom Semi	\$838.00
914 Confederation St., Sarnia	Three Bedroom Townhouse	\$838.00
Clearwater	Three Bedroom Townhouse	\$790.00 *
	Three Bedroom Semi	\$790.00 *
	Three Bedroom Detached	\$790.00 *
Kathleen Avenue, Sarnia	Four Bedroom Townhouse	\$885.00
	Four Bedroom Semi	\$842.00 *
Roger Street, Sarnia	Four Bedroom Townhouse	\$885.00
	Four Bedroom Semi	\$885.00
914 Confederation St., Sarnia	Four Bedroom Townhouse	\$885.00
Clearwater	Four Bedroom Semi	\$842.00 *

- Hydro is not included in rent

**Housing Services Department  
Market Rents  
(effective January 1, 2009)**

<u>Location</u>	<u>Type of Unit</u>	<u>Market Rent</u>
124 Queen Street, Sarnia	Bachelor	\$456.00
Kathleen Avenue, Sarnia	One Bedroom	\$566.00
124 Queen Street, Sarnia	One Bedroom	\$566.00
150 Queen Street, Sarnia	One Bedroom	\$566.00
125 Euphemia Street, Sarnia	One Bedroom	\$566.00
230 Capel Street, Sarnia	One Bedroom	\$566.00
700 Cathcart Blvd. Sarnia	One Bedroom	\$566.00
11 Fort St., Pt. Edward	One Bedroom	\$566.00
203 Fane Street, Corunna	One Bedroom	\$510.00
3247 River St., Alvinston	One Bedroom	\$511.00
57 Union St., Forest	One Bedroom	\$511.00
3548 St. Clair Pkwy., Sombra	One Bedroom	\$511.00
47 Royal Street, Thedford	One Bedroom	\$511.00
475 Ontario St., Watford	One Bedroom	\$511.00
587 Ontario St., Wyoming	One Bedroom	\$511.00
412 King St., Petrolia	One Bedroom	\$526.00
436 Greenfield St., Petrolia	One Bedroom	\$526.00
Kathleen Avenue, Sarnia	Two Bedroom Townhouse	\$779.00
	Two Bedroom Semi	\$737.00 *
Roger Street, Sarnia	Two Bedroom Townhouse	\$779.00
	Two Bedroom Semi	\$779.00
914 Confederation St., Sarnia	Two Bedroom Townhouse	\$779.00
230 Capel St., Sarnia	Two Bedroom Apartment	\$637.00
125 Euphemia St., Sarnia	Two Bedroom Apartment	\$637.00
Kathleen Avenue Sarnia	Three Bedroom Townhouse	\$853.00
	Three Bedroom Semi	\$804.00 *
Roger Street, Sarnia	Three Bedroom Townhouse	\$853.00
	Three Bedroom Semi	\$853.00
914 Confederation St., Sarnia	Three Bedroom Townhouse	\$853.00
Clearwater	Three Bedroom Townhouse	\$804.00 *
	Three Bedroom Semi	\$804.00 *
	Three Bedroom Detached	\$804.00 *
Kathleen Avenue, Sarnia	Four Bedroom Townhouse	\$900.00
	Four Bedroom Semi	\$857.00 *
Roger Street, Sarnia	Four Bedroom Townhouse	\$900.00
	Four Bedroom Semi	\$900.00
914 Confederation St., Sarnia	Four Bedroom Townhouse	\$900.00
Clearwater	Four Bedroom Semi	\$857.00 *

\* Hydro is not included in rent

**Housing Services Department  
Market Rents  
(effective January 1, 2010)**

<u>Location</u>	<u>Type of Unit</u>	<u>Market Rent</u>
124 Queen Street, Sarnia	Bachelor	\$465.00
Kathleen Avenue, Sarnia	One Bedroom	\$577.00
124 Queen Street, Sarnia	One Bedroom	\$577.00
150 Queen Street, Sarnia	One Bedroom	\$577.00
125 Euphemia Street, Sarnia	One Bedroom	\$577.00
230 Capel Street, Sarnia	One Bedroom	\$577.00
700 Cathcart Blvd. Sarnia	One Bedroom	\$577.00
11 Fort St., Pt. Edward	One Bedroom	\$577.00
203 Fane Street, Corunna	One Bedroom	\$520.00
3247 River St., Alvinston	One Bedroom	\$521.00
57 Union St., Forest	One Bedroom	\$521.00
3548 St. Clair Pkwy., Sombra	One Bedroom	\$521.00
47 Royal Street, Thedford	One Bedroom	\$521.00
475 Ontario St., Watford	One Bedroom	\$521.00
587 Ontario St., Wyoming	One Bedroom	\$521.00
412 King St., Petrolia	One Bedroom	\$537.00
436 Greenfield St., Petrolia	One Bedroom	\$537.00
Kathleen Avenue, Sarnia	Two Bedroom Townhouse	\$795.00
	Two Bedroom Semi	\$752.00 *
Roger Street, Sarnia	Two Bedroom Townhouse	\$795.00
	Two Bedroom Semi	\$795.00
914 Confederation St., Sarnia	Two Bedroom Townhouse	\$795.00
230 Capel St., Sarnia	Two Bedroom Apartment	\$650.00
125 Euphemia St., Sarnia	Two Bedroom Apartment	\$650.00
Kathleen Avenue Sarnia	Three Bedroom Townhouse	\$870.00
	Three Bedroom Semi	\$820.00 *
Roger Street, Sarnia	Three Bedroom Townhouse	\$870.00
	Three Bedroom Semi	\$870.00
914 Confederation St., Sarnia	Three Bedroom Townhouse	\$870.00
Clearwater	Three Bedroom Townhouse	\$820.00 *
	Three Bedroom Semi	\$820.00 *
	Three Bedroom Detached	\$820.00 *
Kathleen Avenue, Sarnia	Four Bedroom Townhouse	\$918.00
	Four Bedroom Semi	\$874.00 *
Roger Street, Sarnia	Four Bedroom Townhouse	\$918.00
	Four Bedroom Semi	\$918.00
914 Confederation St., Sarnia	Four Bedroom Townhouse	\$918.00
Clearwater	Four Bedroom Semi	\$874.00 *

\* Hydro is not included in rent