

Portable Rent Supplement Program

2025 Rent Ceiling Guide

Posted: April 2025 Version 1.0

LOWER MAINLAND & FRASER VALLEY	1 Bed	2 Bed	3 Bed
Vancouver			
West End / Downtown	2200	3267	4754
South Granville / Oak	1998	2652	3705
Kitsilano / Point Grey	2057	2954	3983
Westside / Kerrisdale	2016	3148	4631
Marpole	1623	1990	*
Mt Pleasant / Renfrew Heights	1905	2654	4560
East Hastings	1760	2642	3106
Southeast	1902	2332	2455
University Endowment Lands	2626	3300	3863
Burnaby			
Central Park / Metrotown	1812	2149	2818
Southeast	1599	2002	*
North	1895	2400	2585
New Westminister	1742	2217	2841
North Vancouver City	1982	2540	4277
North Vancouver District	2321	3065	3065
West Vancouver	2375	3588	5457
Abbotsford	1419	1642	2278
Chilliwack	1268	1573	1783
Delta	1415	1997	*
Langley City / District	1895	2407	3428
Maple Ridge / Pitt Meadows	1456	1913	2653
Mission	1156	1639	*
Richmond	1896	2340	2462
Squamish	1825	2410	2751
Surrey	1789	2038	2038
Tri-Cities	1882	2507	2664
White Rock	1680	1861	*

Rates are determined by adding 10% to the average value for the communities found in the CMHC Rental Market Reports published December 2024, further adjusted to ensure that rates do not decrease year over year and that larger bedroom sizes are not less than smaller bedroom sizes.

If you need data for an area or bedroom size not listed or shown as “*”, please contact BC Housing for the appropriate rent ceiling. This includes all bedroom sizes of 4 and greater.

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VANCOUVER ISLAND	1 Bed	2 Bed	3 Bed
Victoria			
Cook Street	1587	1970	*
Fort Street	1530	1935	2125
James Bay	1793	2322	2902
Remainder	1689	2250	3353
Campbell River	1316	1764	2367
Courtenay / Comox	1598	1872	1872
Duncan / North Cowichan	1139	1564	1902
Esquimalt	1502	1755	1870
Ladysmith	945	1632	*
Langford / View Royal / Colwood / Sooke	2063	2526	2962
Nanaimo	1549	1966	2044
Oak Bay	1478	2021	*
Parksville / Qualicum	1351	1698	2316
Port Alberni	1084	1426	1426
Powell River	1047	1169	1218
Saanich / Central Saanich	1580	2105	2354
Sidney	2056	2702	3563
NORTH COAST	1 Bed	2 Bed	3 Bed
Prince Rupert	1299	1451	1521
Terrace	1222	1262	*

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NORTHERN INTERIOR	1 Bed	2 Bed	3 Bed
Dawson Creek	994	1273	1350
Fort St. John	944	1242	1242
Prince George	1172	1390	1442
Quesnel	950	1265	1393
SOUTHERN INTERIOR	1 Bed	2 Bed	3 Bed
Kelowna			
Core Area/Downtown	1660	2186	2661
Rutland	1657	1854	2505
Cranbrook	1107	1470	1756
Kamloops	1401	1684	2203
Nelson	1104	1406	*
Penticton	1253	1571	2201
Salmon Arm	1080	1410	*
Summerland	*	1967	*
Trail	895	1052	*
Vernon	1233	1674	1914
Williams Lake	1372	2039	2310

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