

2026 rent increase: 4.80%

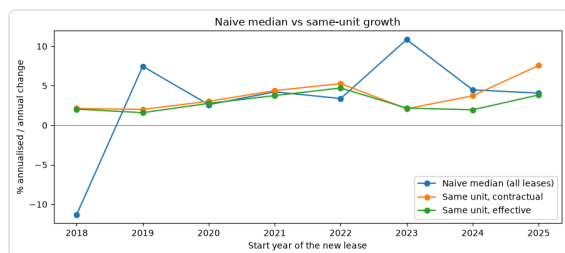
Effective same-unit increase: each apartment compared with its previous lease, in effective rent after recorded concessions. In **contractual** rent: 6.38%. By building: from 4.3% (The Met) to 5.1% (Westpark).

Where to start

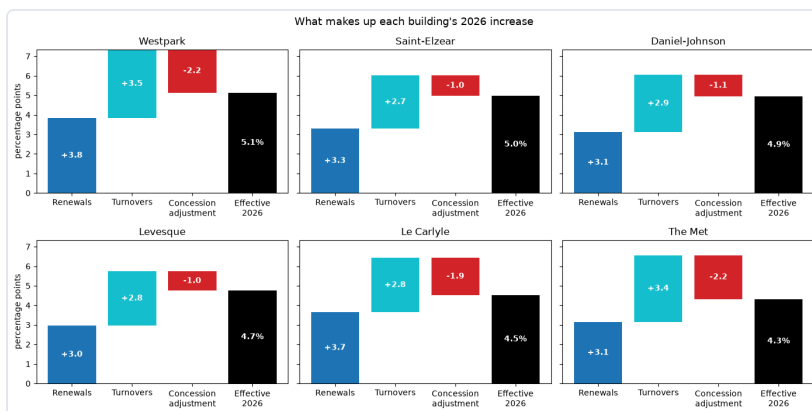
01 Main notebook (graded deliverable)	01_Notebooks/01_Notebook_principal_Equinoxe_2026_FR.ipynb (English copy, identical code, beside it). Already run: it opens with its charts. Start with the one-page summary ; each step keeps its summary, longer explanations open with Details .
02 Interactive report	02_Presentation/Rapport_interactif_Interactive_report_FR-EN.html: the same notebook as a web page, FR/EN switch, nothing to install.
03 Presentation and film	02_Presentation/: the jury slides (PDF, FR and EN) and a one-minute film.
04 Optional prototype	03_Prototype_facultatif_Optional_prototype/: pricing cockpit and fictional-resident simulation; double-click index.html, nothing to install.
05 Engine and verification	04_Technique_Technical/: how the engine works (one page), what was verified, the Python modules and their 84 tests. 00_LISEZ-MOI_README.md explains how to re-run the notebook.

Three findings

- **The median misleads.** +10.8% in 2023 is three premium buildings arriving. The same apartment rose only about 2.2%.
- **Concessions eat the increase.** In 2025, +7.6% on the lease but +3.8% in effective rent: the concession gap on new leases rose from 3.2% to 9.2% of rent.
- **Every building is explained:** renewals + turnovers + concession adjustment = effective increase (a reconciliation of the model's two forecasts, not an isolated causal effect of free months), with the public context around it.



Naive median vs same apartment (notebook, section 4b)



What drives each building's 2026 increase (section 8b)

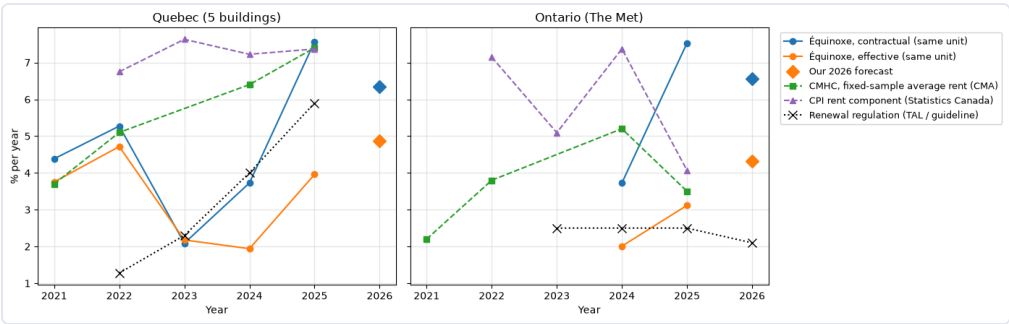
Confidentiality: no CRM row in the deliverables, aggregates only. **AI:** tools used and cited in the README and in the notebook's References section.

What the grading grid asks, and where to find it

Definition (10)	Effective same-unit increase, defended against four other definitions	0, 7.1
Data and mix (15)	Column profile and dictionary, PromoPay check, composition effect measured	1b, 1c, 2, 3
Same-unit matching (15)	Key sPropCode + sUnitCode, consecutive leases, exclusions counted, identity checked	4, 4b
Concessions (10)	sRentEffective; why contractual and effective diverge (incidence, then depth)	5, 5b, 5c
Renewals / turnovers (10)	Separated throughout; Quebec (TAL) and Ontario never mixed	6, 7.3
Public data (15)	CMHC, CPI, TAL, Ontario, dated by release; comparison and year-by-year chart	7.2, 7.6
Forecast and backtest (15)	estimate_2026() and backtest() completed; 2023–2025 + 2020–2022; three reference methods; scenarios	7.3–7.7
Quality (10)	Summary, Markdown at every step, named constants, 84 automated tests	all

Honest validation

Re-run as of December 31 of each year, the method's mean error is 1.14 points over 2020–2025, lower than three simple methods. On the required 2023–2025 window a historical average does better (1.14 against 1.29): we show it rather than hide it. XGBoost and Ridge were tested against a rule fixed in advance and do not do better consistently. The envelope around 4.80% is descriptive, not a confidence interval.



Our trend against the market (section 7.6)

Beyond the brief (optional)

Pricing cockpit with map and renewal simulator; 150 fictional residents reacting to market shocks (a demonstration, not a forecast; the vacancy rate shown is a synthetic assumption); a one-minute film; a network of Canadian public data.

