

## Housing

### **Vacancy Rent Decontrol**

According to the 2016 Census, 45.6% of Ontario tenant households (i.e. 709,245 households) pay 30% or more of their household income on shelter costs. The risk of homelessness increases as rents take a greater portion of tenants' incomes. Currently, landlords are not allowed to freely increase rent amount while their units are occupied by tenants, but *are* allowed to do so arbitrarily once the tenants move out or are evicted. This encourages landlords to engage in practices that favor high turnover of tenants, and diminish the affordability of housing as rents increase with new leases. To keep existing rental housing affordable, rent increase limits must be attached to the units and not merely a sitting tenant.

### **Above Guideline Rent Increases (AGI)**

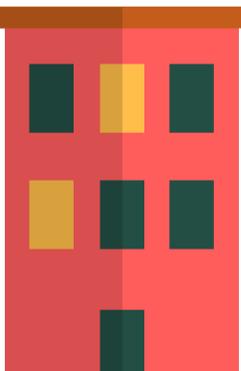
The process to contest above guidelines increases at the Landlord and Tenant Board is long and complex. Tenants with fewer resources, (e.g. elderly, of low-income, with disabilities, and immigrants) do not understand the legal jargon, and cannot navigate the many steps in the process. The only supports available to tenants in Waterloo Region are volunteers whom themselves have limited resources. According to provincial and local advocacy work we agree that "many tenants are paying for landlords' maintenance costs through AGI increases." (ACTO, 2018) Landlords also have the legal resources to withstand the long and complex legal process. This impact housing stability, as well as health and wellbeing of renters.

### **Social Housing**

Ontario needs at least 10,000 new units annually to meet the housing demand. There is not enough funding to address both the growing demand for new social and supportive housing or for repairs of the existing one that would cost close to \$3 billion. Wait times for social housing in the region could also be as long as 6 years, with a large number of population in need of supportive housing (homeless, health and mental health, addictions and disabilities) to be able to keep their housing and improve their health.

### **Affordable Housing**

Province of Ontario has signed the bilateral agreement with the Federal Government to invest in affordable housing. However, the Inclusionary Zoning legislation is not strong enough to secure creation of affordable units in necessary quantities. At the same time, it does not guarantee socially and economically integrated communities. Unfortunately, it would allow for affordable units again to return to full market prices over time.



**Will you support the elimination of vacancy rent decontrol?**

**Will you commit to legislation and investment necessary to create and maintain affordability?**

**Will you support the extension of the scope of the Rental Fairness Act to eliminate AGI?**



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## PARTY PLATFORMS

### **Ontario Liberal Party**

- Investing up to \$230 million in continuing to renovate social housing
- Allocating 1 billion each year for affordable housing
- Creating 2,000 new housing units on surplus provincial land
- Pilot a Social Impact Bond project meant to help at risk youth secure housing
- Pilot a Mainstay Housing project meant to help individuals with mental illness experiencing homelessness access stable housing

### **New Democratic Party of Ontario**

- Working towards fixing social housing
- Building 65,000 affordable homes over a ten year period
- Creating more protection for renters

### **Green Party of Ontario**

- New developments would have a minimum of 20% affordable homes.
- Additional \$200 million over proposed 2018 Budget for shelters, co-op housing and supportive housing

For more information, please contact RENT at 519-743-0254

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