



EVICTED

TOP EVICTING LANDLORDS OF 2020

AND THE AWARD GOES TO.... CAPREIT!

**Wondering how many applications were filed at the LTB in 2020?
Which landlord wins the award for filing the most eviction applications?**

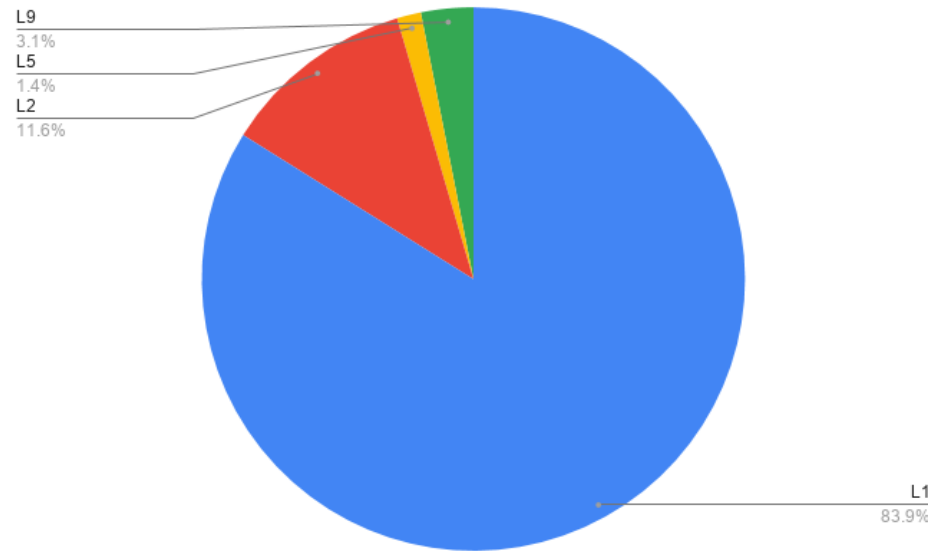
While tens of thousands of low-to-moderate income tenants are struggling to pay rent, data from the LTB shows that some of the biggest corporate landlords filed thousands of applications at the Landlord & Tenant Board (LTB) in 2020.

ACORN Canada filed a Freedom of Information request at the LTB to understand the number of applications filed by landlords in 2020 for the following -

1. L1 application: To end tenancy for non-payment of rent
2. L2 application: For renovation/demolition/landlord's personal use/conversion of the rental unit
3. L5 application: For above the guideline rent increases or AGIs
4. L9 application: To collect the rent the tenant owes

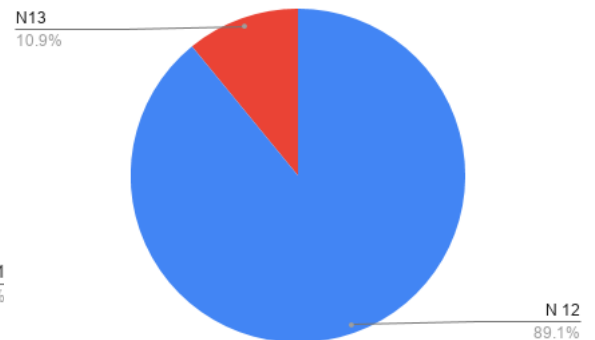
TOTAL NUMBER OF L1, L2 & L5 EVICTION APPLICATIONS FILED

The eviction process starts with the landlord filing a "L" Form at the LTB. The number attached to the L form varies as per the reason. There were 27,377 eviction applications for non-payment of rent in 2020.

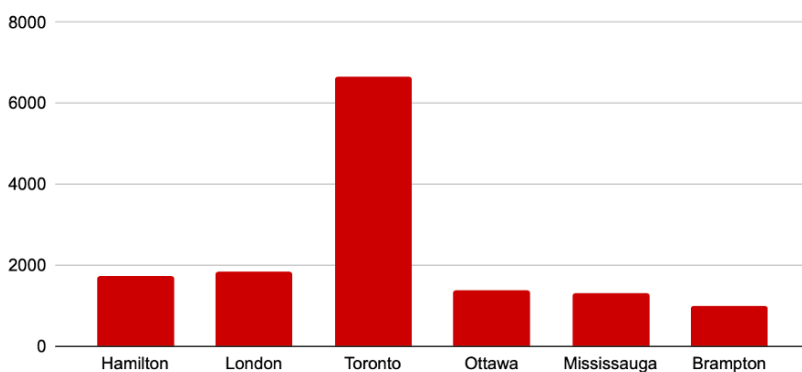


L2 applications:

After filing a L2 application with the LTB, the landlord gives the form N13 to the tenant to end the tenancy if they want to demolish the rental unit, repair it or convert it to another use or a N12 form because the landlord, a purchaser or a family member requires the rental unit

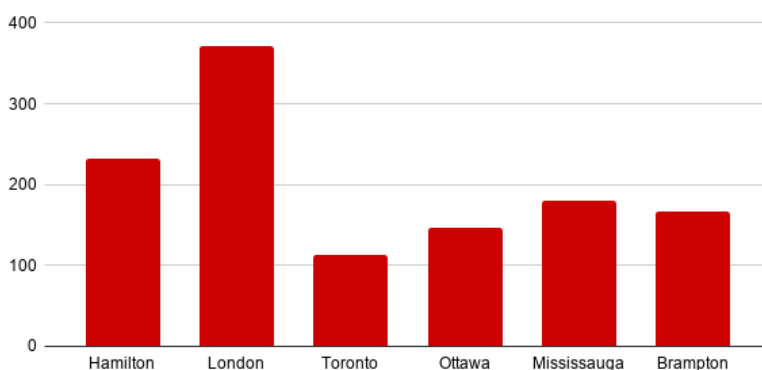


Number of L1 applications: Select cities in Ontario



Toronto has the highest number of L1 forms filed at the LTB i.e. 6674 eviction applications for non-payment of rent.

L1 Applications per 100,000 population: Select cities



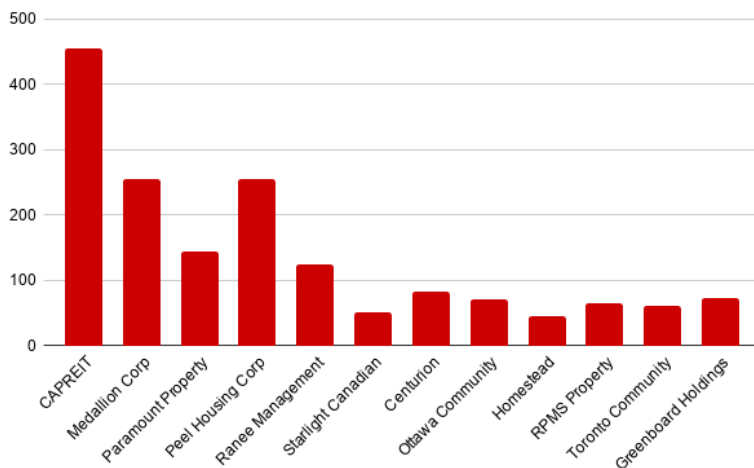
L1 applications per 100,000 population: London tops the chart followed by **Hamilton**.

According to CMHC data, London also has the second highest rental arrears rate followed by Windsor.

EVICTOR OF THE YEAR 2020

At a time when the pandemic began and having a home continues to be the strongest public health measure, CAPREIT filed close to 500 eviction applications for non payment of rent.

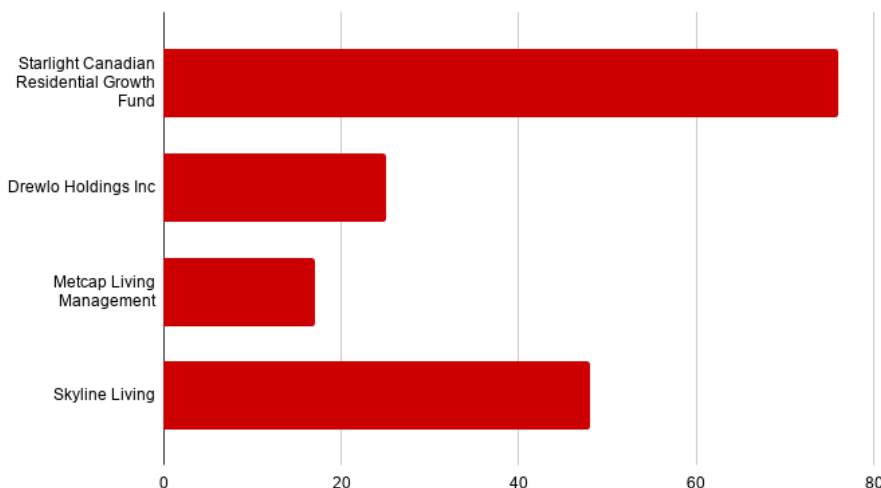
Number of L1 applications filed in Ontario (by Landlords)



Big LANDLORDS LEADING THE WAY! CAPREIT WINS the AWARD for filing MOST eviction applications for non-payment of rent.

The data clearly shows that Canada's corporate landlords are leading the way when it comes to the number of eviction applications filed for non-payment of rent. Further, a CMHC survey shows that the dollar amount of arrears will not have a serious impact on landlords – especially those with large portfolios (landlords with only 1 or a few units may however be harder hit).

Number of L9 applications filed (by landlord)

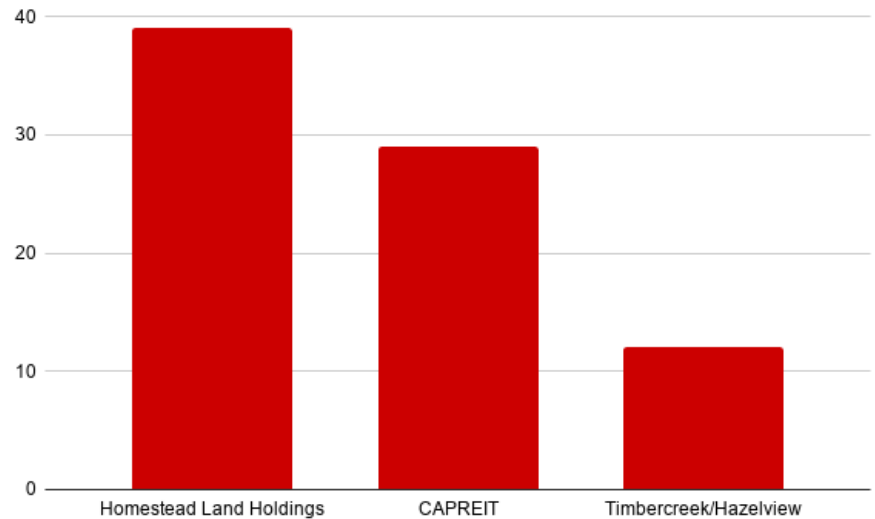


This chart shows that **Starlight** filed the most number of applications to collect outstanding rent.



RENT INCREASES

Last year, the Ontario Government brought the Rent Freeze legislation. Unfortunately the government **exempted Above the Guideline Rent Increases** or AGIs.



Homestead WINS the AWARD for MOST AGI applications

This is a BIG LOOPHOLE as big corporate landlords continue to exploit to increase rents. ACORN members have been **demanding for a FULL RENT FREEZE, including AGIs**

As the data shows, Homestead Land Holdings filed the most number of L5 applications followed by CAPREIT. This is the business model of most corporate landlords to extract money from tenants.

TENANTS ARE FIGHTING BACK!

Since the start of the pandemic, ACORN members across Ontario have been demanding that the government shuts down the LTB and brings in a Rent Relief program so that low-to-moderate income tenants are able to keep their home. HOME is HEALTH.

Given the slew of evictions across Ontario, ACORN members are demanding that the government brings in a **Rent Relief Program immediately.**

