

# END FINANCIALIZED HOUSING



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ACORN CANADA Submission to the Review Panel on  
Financialization of Purpose-Built Rentals



S.NO.	City	Postal Code	Landlord	Property Management Company	Duration of stay	How has been your experience living in this building/unit?	How do you think the lack of federal government's action on tackling the housing crisis worsening the lives of low- and moderate-income tenants?	What should the federal government do to ensure that low- and moderate-income tenants are not exploited by these big corporate landlords and are able to access affordable and healthy homes?
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1	North york	M9n2a4	Don't know	Greenwin corp.	8 years	Dealt with bed bugs, cockroaches, mice, peeling paint in bathroom, they charge for lightbulbs, laundry machines are always out of service, elevators are always broken, building has been under construction for 3 years consecutively	I've lost jobs from lack of sleep from all the construction happening in the building, causing loud noise and dust	Rent control so we have a choice to move to more affordable, acceptable dwellings
2	New westminster	V3n3m2	Dont know	I dont know	10 years	No repairs unless it's absolutely necessary like when my ceiling caved in 3 times since I've been here. But I don't complain because my rent is good know people that can't eat or pay there bills because of the rent hikes. My friend who just turned 71 years old was renovicted now she is sleeping on her sons couch. She lived there for 8 years and paid \$740.00 a month now the new tenants are paying 1600.00	There going to be a lot of homeless people very soon if the government doesn't do some. When we start to see seniors evicted what kind of society do we have	

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3	North York	M2J1K1	Don't know	Homestead	10 years	Its not that bad but there has been negligence with vermin problem like cockroaches that they keep delaying this problem and it never goes away.	Complete negligence from the federal government in helping low to moderate income tenants access affordable and clean housing which is shameful.	Ensure more properties that offer affordable rents while checking on the performance of these rental corporations to ensure clean and affordable living options for everyone.
4	Hamilton	L8K6C8	CLV Interrent	CLR Interrent Reit	7 years	Constant AGIs for cosmetic upgrades. Very poor communication. The phone numbers are never answered. Crapshoot if they respond to an email. They closed the office in the lobby of the building which served as the connection point for over 200 units and over another 100 townhouses.	Skyrocketing homelessness is the result of inaction from all levels of government.	UBI. Rent control. Build more truly affordable housing. Abolish the concept of housing as a commodity, or housing for profit.
5	Oakville		Don't know	DMS property management	3 years	Lack of repair (mouldy ceilings walls, no bathroom ventilation), frequent rent increases	Rent everywhere has gone up so much I can't afford to move out, even though I'm currently living with an abusive ex. I spend	Rent control, tax empty units, break up big landlord companies and limit number of properties that can be owned by one company or person. More mixed use neighborhoods

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							80% of my income on rent.	
6	Toronto	M4K 2G9	Mr. Zolty	Ranee Management	15 + years	Used to be a lot better in the beginning. Now, only care about money. Contractors do shoddy work. Replaced kitchen counter tops & caulking all around was disgusting. Only plaster, don't paint over plastered areas. Because I've been in the apartment for so long, little upgrades have been done. Water shut off notices at least once or twice a week. Horrible water pressure & water temperature is totally "off". Front door is always broken. Used to have security, but not anymore. We are fighting the AGI right now.	Rents keep increasing & wages are staying the same. Renters can't afford to move out of their apartments because they can't find anything cheaper. Renters can't make ends meet anymore. Need more affordable housing! Government only building condos & mixed use buildings.	Need to bring back rent control! Stop greedy landlords from asking for AGIs!

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7	Iqaluit	x0a0h0	NCC Development	NCC	1 year	It's a unit provided partially subsidized by the employer rented from a corporate landlord. Nunavut is a very different dynamic than most of Canada's larger cities but corporate developers are a big problem for the housing market, even if perhaps in a different way than down south.	it's having a huge impact especially when combined with the massive corporate developments in remote northern communities. When the housing shortage is such that developers can't build fast enough to answer the demand, it leave corporate landlords only catering to higher income people where they can make more profit. All these developments push up the cost of rent way up. The developers have no obligation to answer the need of lower income people. The government's inaction in this context is having terrible consequences.	Mandate all developments to include at least 30% affordable housing. Launch a massive nation-wide public and non-profit affordable housing building program. Provide financial incentive and long-term financial backing to housing cooperative models.
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8	Halifax	B3H4J8	Capreit	Capreit	less than a year	They will not repair anything even though they say they will. Overall they are better than other landlords but it's quite expensive and they really don't keep up the units very well for the price they are asking. My windows are off the rails, very old and drafty, the patio door is really hard to open and I just know they won't do anything about that!	I think it's really tragic how the federal government isn't helping at all. The tents just keep going up around the corner from me in the park. There are more and more every week!	Rent caps for sure and more rules that are in the tenants favour. Make sure that the Landlord Tenancy Act is enforceable.
9	Toronto	M5A3W7	Don't know	WJ Properties	1.5 years	There is great communication though on the part of the property managers, and repairs are done quickly upon request. But I think standards could be higher for the building's communal spaces. The sad/scary part is, if those standards are higher among tenants in all buildings across Toronto, would that increase our rent? I feel I need to make sure I don't live anywhere too nice in case I can't afford rent anymore.	Federal government, while having initially decent proposals, but none that I think really anticipate housing issues, is certainly making better strides than the government of the Province of Ontario.	Create stringent standards for living, and hurt the landlords where they value it most: their pockets. Fine them for not creating healthy and affordable homes.

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10	Calgary	T3C3P8	Boardwalk	Royal Park Plaza	2017 July	Lack of on site security, requested carpet cleaning couple yrs ago- never occurred, cockroach infestment, vandalism, rent increases that are criminal	Increase in slum landlord housing, landlords are taking total advantage of the " free market" ideology. It's bullshit. Placing so many families of being at risk of becoming homeless. More stress on on social resources.	Rent Caps would be a start, having a tenant act!!!
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11	Halifax	B3M4M4	Capreit		3 years	It hasn't been too bad but my rent is grandfathered in from previous landlord and they now rent for over \$1000 more than what I'm paying. Unless it's an emergency repair they're slow to fix. Lots of new rules, no bbqs, nothing really on your balcony (ruins the "look" of the building) can't have in unit laundry for people moving in even with hook ups in the unit. \$50 for parking in an unlit parking lot with no security. The staff in the office are really nice so that's good	I make a good salary, years ago I would be able to buy a house and now I'm struggling to pay rent. Every month I get an eviction notice because my rents not paid in full as I'm still trying to get caught up. If they lift the rent cap me and my family will be homeless. There's not enough vacant apts and they're so overpriced no one can afford them	Permanent rent cap. More accountability for landlords not keeping buildings in good repair and finding loop holes (fixed term leases, lying to evict etc) need more actual affordable housing being built, \$2000 for a 1 or even 2 bdrm is not affordable.
12	Toronto	M4B1A1	CAPREIT	Capreit	9 years	Initially I complained about low winter temperature, even after the application of a plastic film. A few years ago, they replaced the boiler/heater and condition temperature much improved.	There is no doubt there is room for new guidelines for apartment dwellers.	Rent controls dependent on area demand



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13	Toronto	M4C 5L8	Pinedale Properties	Pinedale Properties	1 yr, 6 months	<p>Bed bugs were a problem last summer and fall; issues with garbage; poor laundry machines; beginning last June, PP spent 7 months repairing one of the paths from the building; one of the entrances to the underground parking has been closed since last fall; currently the single common space for the 3 buildings in the complex has been fenced off since March, all the trees were cut down, all the benches pulled up; there was no way to buzz someone into the building between Jan 2022 and March 2023 and when asked was told it was complicated to put in a new system: rents for units vacated in 2023 have been increased by 40% but there are NO improvements in the building whatsoever; the unit above ours had an overflowing toilet in mid-May and couldn't turn off the water; while damage to our apartment was minimal, repairs have not been done</p>	<p>We're trapped here because rents in Toronto have jumped by at least 40% in the last year - the "aid" offered by the Federal govt wasn't available for my partner and myself because while my income is below the poverty line, he makes in the middle \$30Ks</p>	<p>There needs to be fines for buildings like ours for charging above a mandated scale - we went from paying \$850.00 for a 900 Sq foot basement to paying \$1400 but these buildings were constructed in the 60s and rents here are too high - there are issues with heating, hot water, no air conditioning, poorly maintained elevators etc and the pest issue is perennial</p>
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14	Toronto	M4W3G9	MLPM 2001103 Ontario Inc	Maple Leaf Property Management	4 year	Insect infection	The quality of life has improved considerably, all the salary goes to paying excessively expensive rent, forcing a change in habits and less food consumption.	the government should force corporations and developers to include affordable housing in their projects, including forcing developers to allocate condos or houses at affordable prices for sale to people with medium incomes
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15	Calgary	T2N 0A4	Mark Chen & Irene Choo	Sunflower realty Mgmt & Macro Realty	I lived there for 4 years until they renovicted me & the other tenants when the building was sold to Mark & Irene	It was okay (they were very budget when it came to repairs and the plumbing sucked), we were evicted and harassed by the new landlords when they bought the building from my old landlord. Everyone was evicted and it was traumatic. I took them to court and the RTDRS ruled that the eviction was illegal but there was no punishment because I hadn't known to provide evidence of the massive increase of rent I am paying in my new place as well as the fact that there is no legal recourse for this kind of action! It's horrible! Mark & Irene also let the building fall apart... there was no laundry for the first month they took possession. They also had renovations happening 24/7 and the building door was open for anyone to enter. The parking lot was not accessible and there was loud noise and banging and contractors walking in and out all day. It was a horrible living situation.	I watched two of my neighbours become homeless after the renoviction. It is truly disturbing that this is allowed to happen & continuing to occur. The people who have money continue to make money at the expense of those who don't. It's really disturbing and frustrating!!	Have proper consequences for corporate landlords that break the law!! A maximum fine of \$10000 will not deter them when they can make that amount back in one month after renovictions. There should be licenses for landlords and they can lose their license if they do not operate properly or with integrity or legally.
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16	Hamilton	L8L 4L7	Don't know	CLV	3 years	<p>Although our apartment was newly renovated when we moved in, the apartment building is lacking. The lobby is uninviting and often only one of the two elevators is available as the other one is in service or needs to be repaired.</p> <p>There is no on-site maintenance and the grounds are often littered with garbage from recycle bins set at side of building. There is a major problem with pigeons and we need to clean/sweep our balcony weekly! Every time someone moves out, they renovate and raise the price so that the units are now overpriced. In the three years we have been here, a newly renovated three bedroom apartment has gone from \$2050 to \$2900! Our rent has gone from \$2050 to 2204.</p>	As a retired senior, I am being priced out of getting a decent apartment. I literally cannot afford to get an apartment by myself and share the rent with my sister. If something should happen to her, I would have to move to another province.	There should be laws in place to offer rent at 25% of a person's salary. We need more government subsidized apartment buildings for seniors. A place to live should be a right.
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						Communication with management is extremely difficult with an answering service located in another city. There is no local communication in place.		
17	Mississauga	L5B1E7		Starlight	9 years	In general the building is reasonably well kept. Personally I have never had a problem communicating with the building super or getting small repairs done. To be honest, my challenge is with residents who do not respect their surroundings or make an effort to tidy up after themselves. I definitely think AGIs need to cease.	YES. Weak response by the government is letting corporations get away with ridiculous rent increases and shoddy repairs.	Better and more frequent building inspections. Decisive and stern action taken against landlords that exploit tenants Stricter rent control and stricter enforcement of penalties for landlords

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18	Bowmanville On	L1c1n7	William Godfrey)	Sagur or kemptenville theatre productions ltd (barrie)	16 years oct 1 23	Lack of matiensce no repairs even on written requests... no super or property person on site... hes done renovations upgraded 5 units with knob and tube fuse boxes no permits or removed and moved walls but jas not upgraded the fuse box with breakers... at all in reno ones carperts cant be cleaned as indoor outdoor have been installed a fewyrs before i moved in 08 oct .. never painted no inspections... garbage bins are locked stairs beside it are a liability if u go on them and fall one flimsy railing lose as heck small platform 2 stairs shakes when u get on it... Always to far away from being able to throw garbage init asvirs industrial big huge bin im only 4.11... in height fell dec 1 2021 fractured my shoulder l side 3 places still recovering from as well. Also hallway carpets same in common area hallway cleaned 1in 16 yrs ive been here.. building has	Build think outside the norm tiny homes communitys more coops Toronto or durham housing give better financial assistance mental health and substance abuse services better healthcare.. Licence All types of Landlord's big small medium... corporations too licence on PM RTA LTB rules oblingationd thier rights as well as tenants... proper procedures for permits and licenced contrators too with proof and degrees... if asked for or equested by tenants governments agencies LTB or	Build tiny communitys and tinyhomes coop housing Metro durham and local governments fo more control rents ..give more money for rent food liveable survival allowability
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						<p>several electrical issues .. not to mention the fire extinguishers never being checked regularly or changed had to remindhim as it turns out the 2 extinguishers were past thier time well over 12yrs needed to be replaced he threatened me all the time with n5s because of my direct complaints... had a gas leak noone here from PM or LL to let the gas company in... no emergancy numbers anywhere If emergancy services needs to contact them.... parking snow removal post office boxes being broken into mail packages stolen... the lighting is horrible outside in parking lot... refuses to let tenants see camera footage for crimes against us postthifs 4 1 and Amazon plus cats being damaged too..</p>	<p>RTA upon request... a Compliant board and aystem for bad Landlords not living up to thier obligations repairs or matainece . My barhtub original tub when building was built needs redone or new installed... toliet thr same... we barley have a cleaner.. trees need to be removed parking lot needs to be cleaned up wires hanging everywhere not hung properly.</p>	
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19	Toronto, Ontario	M5R 2M1	Tenblock	Briarlane Propewrty Management	17 years	Up for demolition for a condo to be built in it's place	disasterous	rent control. Start building reasonable rental buildings.
20	Toronto	M4S2L1	Menkes	Briarlane	14	Love living here. Menkes is planning to demolish our 15 storey, 121 unit building and build three 20+ storey condo towers with only 121 affordable rental units.	Feds are not helping since there is no program to help with finding of rent controlled units	They need to recreate the programs that were in place in the 1970s and tie provincial funding to changes that being back rent controls for all, and block demolition of existing high density housing.



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21	London	N5Y2N5	Robert Bierbaum	Old Oak Properties	7 years	<p>Main Issues: Lack of maintenance across the board at all Old Oak apartment buildings on the Royal Oak Terrace property (1126 to 1154 Adelaide St. North). Old Oak built the property, then sold it about 25 years ago, and then repurchased it two years ago, inheriting many of the same problems they originally created through neglect. Leaks have been rampant for years. Quality fixes cost money and Old Oak has refused to spend the money needed for these repairs. In 1150 Adelaide St. N. alone there are constant water leaks with pipes regularly bursting at weak repair points. As a result, there has been continuous leaking behind walls through the years causing black mold (which is just painted over) and structural damage. Through all the property owners, Old Oak has demonstrated the most neglect, and, given reports of building</p>	<p>The lack of federal housing in London Ontario is AWFUL. There needs to be more RGI's, Co-Ops, for those in low to moderate income situations. It would be great for the Federal Govt to implement law for those on ODSP / OW / CPPD / AISH / OAS/GIS etc or working at low-moderate income to pay only 30% of their income. For example, ODSP gives a couple \$821 for rent. No LL should charge more than \$246.30. This can be subsidized by the govt so no one becomes homeless esp for those who are such low income.</p>	<p>Implement that no corporate LL can deny those on social assistance /low income/ moderate income and pay the difference to LL's. (such as an RGI)</p>
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						collapses elsewhere, some tenants are worried about structural integrity. To help Old Oak navigate the issues that have accumulated, tenants have put together the following list.	Currently, waitlists are at 15 years + again.	
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22	Brampton	L6W1V1	Boardwalk	Boardwalk	5 years 2 months	I have lived with various, repeated leaks, mold, roaches, rats outside, squirrels, raccoons and birds nesting in the building. Old appliances, and a stove that shorted out and arced. I don't drink the water because it tastes and smells bad and contains low levels of lead. Pathways between building are unsafe because they are dark and unlit. Areas of the property are unmaintained and have piles of debris and brush. There are electrical issues with sockets shorting out and not working and having to be replaced. When repairs are done, the work and materials are substandard. Boardwalk is always delivering notices but don't always show up to do the work. Sam Koleas, Bwalk CEO showed up at my unit with his lawyer and CFO after exposing living conditions for tenants to Boardwalk shareholders. Currently, their plumbers have been unable to fix or figure out where my shower leak is.	Tenants spend time and their own money doing maintenance themselves because the work they do and the materials are better than what Boardwalk does. Tenants are afraid to speak out and are afraid of AGI's or demolition and redevelopment. It creates frustration, stress, anger and anxiety because Boardwalk ignores them or makes the problem tenants want fixed worse. Boardwalk insults tenants and says that our community is a ghetto.	Full rent control, limiting the number of units REITs can own. Ban private equity firms, investment, insurance and pension funds from commodifying housing shares. Tax REITs at corporate tax rates. Invest build and maintain 1.5M units of deely affordable social housing. Allow non profits co-op organizations to buy old at risk buildings and retrofit and provide federal funding to update with solar, wind and environmental upgrades that make the building self sustaining and carbon neutral.
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23	London	N5Y 2N8	Don't know	Old Oak	Almost 2 years	There are lots of issues with this property. Lack of repairs (broken elevators, out of data garbage chute, etc.)lack of safety (homeless sleeping in stairwell, randos coming in trying to break into apartments, not evicting tenants who assault other tenants, etc.), pests (bed bugs and cockroaches), it's not clean, and they installed a playground and splash pad instead of putting that money towards needed repairs	We have less rights because we have less money, this is causing us to live in unsafe conditions and be taken advantage of.	Protect the tenants and not the landlord, stop big companies from building multiple rentals for income. We are not a means of money, we are human beings.
24	London Ontario	N5V 3P4			5 years	being evicted for renovations	they only seem to help once you are out on the street and not trying to keep your apartment	if renoviction pass laws to make sure they can get back into their apartment

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25	New Westminister BC	V3M 3W6	Capreit	Capreit	2 years	<p>1) Unsafe-sliding doors installed backwards</p> <p>2) Unsafe-Lobby door and parking gate. These fail frequently for weeks on end</p> <p>3) Unsafe-my key opens other apartment doors and vice versa</p> <p>4) No effort made to evict undesirable tenants who are noisy, violent or who expose themselves at their windows</p> <p>5) Heavy smoking by tenants affect the air quality and health of others</p> <p>6) Nuisance barking not dealt with, nor the occasional dog feces/urine in the hallways, elevator or basement parking areas</p> <p>7) Bullying tactics to force us to rent their expensive storage units, by disallowing us full use of our balconies</p> <p>8) Heat and hot water are hit and miss. We rarely have hot water before 9:00am, and little or no control of the heat in our units.</p> <p>9) The building is old and stinks of death from a number of tenants who have died and putrefied, as well as mould in some units</p> <p>10) Our Operations Manager rarely (if ever) responds to emails, phone</p>	<p>There is something terribly wrong with a system that allows rental gouging by usurious corporate landlords who extort 75-80% of our pensions for their substandard slum housing, and who have 55% profit margin. There should be a formula or guideline to determine rents based on age, condition of building, working amenities and size of dwelling. Why should I pay the same for a 60 year old, tiny, dirty, neglected, smelly apartment with only 2 working appliances when similar apartments across the street, are all completely renovated with 5 working appliances, are rented at the "going rate"???</p> <p>"What the market will bear" is an unfair</p>	<p>The governments at all levels need to review and look into the ridiculous tax breaks and incentives they allow these corporate monsters to profit from.</p> <p><b>THEY DO NOT PROVIDE AFFORDABLE HOUSING!!!</b></p> <p>Give tax breaks and incentives only to the legitimate builders who actually are providing affordable housing. Locally Capreit and Onni are particularly egregious with renovations and neglecting their tenants...yet they are still coasting on a 1990's agreement with the government where they were incentivized to provide affordable housing. This bogus arrangement has never been reviewed and they have continued to heartlessly profit off the backs of pensioners and the working poor. I doubt they have ever paid their fair share of taxes, and should be investigated and penalized for taking advantage of both taxpayer and government. Had they paid their fair share or lived up to their syrupy mission statements, there would actually</p>
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						<p>calls, letters or direct communication. He avoids tenants by rarely appearing, and when he actually is in his office, the door is firmly closed to tenants. He his evasive and misleading whenever tenants actually try to talk to him. Despite repeated requests, it took management over 18 months to fix my broken tap and dishwasher</p> <p>11) Intermittent elevator failures make it difficult for tenants with limited mobility</p> <p>12) This is a toxic building filled with fearful tenants who are terrified to stand up for themselves as they are terrified of eviction...</p> <p>And that's just the tip of the iceberg!</p>	<p>rationale and needs to be addressed.</p>	<p>be affordable housing. INVESTIGATE THEM.</p>
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26	London	N5V3P3	Don't know	Webster Apts. Inc	Thirteen years	eviction for renovations, frequent water stoppages for alleged repairs with no warning beforehand	Our money goes to lobbyists and corporations without any regard for the needs of people. As a result many are homeless because there are not enough jobs out there to fill.	Landlords should buy property that they are willing to maintain up to standard and even beyond that. They should be made to cooperate not compete with other corporations in finding new ways to make a buck. They need to be licensed. The government licensed everything else so why not that? We have laws in place to prevent discrimination and this needs to apply to them! They should just not look to profit for themselves and their shareholders at the expense of the renters well being. We don't want the world we just want to be treated fairly as the Golden Rule says. If they can't find properties that will help people live a decent life without hassle, then don't buy the property! We are not serfs and they are not nobles. That went out with the Magna Carta signed in
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								1215 by King John, These corporations are just finding a way around that and this sort of thing has caused all the world wars we have gone through killing millions of people including children. It has to stop. Cooperation not competition! The world as a whole cannot continue as this sort of thing goes on.
27	Toronto	M4H1J4	Dont know	Dont know	7 years	Pests, creaky cupboards, constant breakdown of elevators, lack of in-person communication with landlord, above guideline value rent increase.	It looks like federal government is not paying importance to low and moderate tenants. Funding is only increasing profits of landlords. Absence of rent control, no control of landlords increasing rents, landlord and tenant board favoring landlords, tenants worried to raise maintenance issues	Cap rents, do not permit landlords to increase rent above guideline values, legislate a modified residential act to protect tenants, mandatory provision for social and affordable housing in line with cost of living, no renovations.

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							with landlords for fear of renovation.	
28	Surrey	V3R 4B7	Onni Group	Onni group	9 years	Nice, cockroaches everywhere, refusal to fix anything or keep the building updated or clean, garbage issues, safety issues, doors being left open instead of keyed entry	It's pathetic. They don't care about tenants at all. We aren't worth money so they can ignore us. By doing nothing, they enable landlords to take advantage of marginalized and low income people, charging exorbitant rents for a slum.	They should register landlords as a business. They should also subject landlords to random inspections of their buildings and levy harsh fines if the updates are not made.

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29	Toronto	M6G 0A9	Riocan	Rhapsody	1 year 3 months	New build with no rent control. We signed a second year lease with an 8% rent increase. They raise rent to 'market rate' and we are scared of what the next raise will look like.	I am relatively high income and worried about the cost of living and not having rent control. I can't imagine the stress of people who cannot afford a rent increase or to move if evicted. Spending a significant portion of your income on rent means less for other necessities and savings, let alone disposable income for vacations, hobbies etc. People should not have to work their entire lives and not be able to afford more than their basic needs.	Housing should have never become an asset class. People are entitled to safe, comfortable, affordable housing. We need massive investments in social housing programs and regulation of the rental market. Renters have rights, and the LTB needs more funding. Corporate landlords should be government owned, or changed into non-profits. Investors should not be profiting off of a basic necessity like housing.
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30	Sault Ste Marie	P6A 3T3	Williams and McDaniel Propert Management		2 yrs 6 mos	We are still dealing with cockroaches, No Security cameras in or around building resulting in thefts of peoples property in storage units, Dirty, stinky carpets need to be replaced in hallways.	It is putting people in shelters and on the streets.	Step and revamp the Residential Tenenacy Act And revamp the Landlord and Tenant Board
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31	Toronto	M6C 2L9	NJS Midtown aka NJS Capital	same as above	28 years	I am on the 5th ownership of my heritage apartment building and NJS has been by far the worst--we are to be demovicted in the near future so they can tear down two 4-storey rental buildings in order to build a 12-storey tower. Previously they to buy off tenants to move so they could renovate and charge huge rent to new tenants--they are notorious for this in all their buildings. Treated very disrespectfully by contacts within management--they are rude and ignore complaints. Building is barely maintained--only if there is an emergency in a unit. I have to allow them in for all kinds of "inspections", but some of these are just walk throughs with new investors. They have increased the rent of 1 year tenants by hundreds of dollars instead of the provincial rate and make them sign a new lease--I tell people it is illegal, but instead of fighting, they move out.	These corporate landlords have done terrible damage to their tenants and the thousands of homeless are proof of that! Those of us who have hunkered down in our long-time, much loved buildings/communities because we can't afford to move even if we want to, are hugely stressed about what our future holds. This is particularly true for tenants such as my spouse and myself who are in limbo now due to the upcoming demoviction and no way to attain more money (I am disabled).	The federal government needs to set more rules/standards for these greedy landlord groups and also ensure more deeply affordable housing is built.
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32	Halifax	B3m0g5	Don't know	City centre property mgt	9 years	I have experienced flooding in several occasions. The windows leak water so the sills are warped and the heat source rusted. The floors are warped due to water damage. No one knows how to control the heat but we are not allowed to open the windows in the winter. My unit has experienced no water on several occasions for up to 48 hours. The elevators break frequently. The fire alarms go off frequently and sometimes more than once a night. The lights were burnt out in the stair wells used for fire evacuation. The air vents and conditioner in the halls has been cut off in the summer and the heat had been turned off in the winter, they have never offered to paint my unit and the corridors have never been repainted. The kitchen pipes leaked and they took so long to fix them the sink fell out. The screens on the windows are all torn. The snow removal is so bad that I have	Only 3% of housing is affordable to low income people. Landlords are asking for income verification and taking the people with higher incomes and they are relying on credit reports also. The tenancy board has no authority to uphold anything so Landlords are doing what they want. Hosing subsidy's are lower than what they should be. The Cmhc website shows the average rent at least 200 more than what the government is using. The government should be offering low interest loans to builders, not grants	Buildings need to be inspected more closely. Landlords who are repeat offenders need to be tracked. Property mgt companies need to disclose landlords on leases. More transparency gives more accountability. Fines need to be upheld.
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						<p>often not been able to remove my car from the parking garage, when I complain no one does anything. My lease offers me a locked storage locker but when the door shifted it took them two years to fix it so I could lock the door. The main security doors were broken for over a year before they fixed them. Because of this people have broken into cars. The garage door was broken for over two years and did not work. They have removed most of the visitor parking. anytime I complain about the elevators or the water not working if it is a weekend they tell me they don't work weekends. I once experienced a nurse coming to see someone who had to walk seven flights of stairs. they have put parking violations on my car while it was parked in my designated parking spot six times. They billed me for a carpet stain in the hallway I did</p>	<p>and requesting they designate a percentage of the build to more affordable homes. Rental property values are based on the income generated by the building. The higher the value the more property tax can be collected. If the government is collecting a higher tax on the property due to higher rents do they really care what the tenants pay. City and municipal permits and costs and delays are obstructing the number of units being built and have been for the last 30 years. The government is too</p>	
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						not make after it had been there for years.I did not pay this . I emailed them and asked them if I could come and see them. They said I would be contacted and they never did.	focused on bringing in new Canadians so they can collect more tax dollars but that just exasperates the issue of no housing.	
33	Toronto	M6M0A4	Dont Know	Medallion	2019	Constant broken elevators. Laundry machines breaking and not being fixed. Laundry room filled with cockroaches. Bed bugs every year. Share wall with garbage shoot and the smell of hot garbage leaks through every summer. Cockroaches get in somewhere. Had mice until we got a cat. Our buzzer has been broken for 2 months now. Toilet lid broke and had to pay for it to be replaced myself. Outlit had power surge/shortage with scorch marks and maintenance man had to be pressured to fix it. Security issues, roommate came across man doing crack in the stairway.	I was homeless for a month. Had a job. Had 2k saved for first/last on a 2bdm with roommate. Just nowhere for me to live in that bracket. Had to hotel/airbnb hop and put 5k in debt on my new credit card that I am still dealing with.	Severe taxing on landlords with multiple properties, fines for those who do not comply with housing standards. Get control of foreign buyers who leave homes empty or use it for airbnb uses. Get regulations on condo to affordable housing construction percentage.



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34	Toronto	M4Y 2P7	Good luck finding that out lol	Salford investments	32 years	Nothing was done to this apartment building in as far as maintenance for many many years then in 2020 at the beginning of Covid when everything got shut down, they decided to completely renovate everything knock out all the outside walls of our apartments and replace them with windows, renovate the hallways renovate the lobby add amenities and also build a four-story addition to the building. It was excruciating what we went through and they had no mercy sending 40+ workers to our building every day when we were not allowed to leave our apartment. It was terrible now, of course they are playing for above guideline increases, and I fear the worst I	Omg where to even start with this? Housing is a human right. The greed of these landlords and the power they've been given is ridiculous.. the shell corporations are untraceable and evil . How is this legal ??	
35	Calgary	T2w5g2	Don't know	Avenue	3 years	After the last rent increase I don't ask for maintenance or repairs. I have several issues	They are not responding	Rent control

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						that need attention, leaking taps ,fridge door won't stay close, stains in the bathroom ceiling from upstairs sewage leak ( previous landlord) I no that everything you want repaired is going on the next rent increase!		
36	Hamilton	L8R3J4	Equition	Don't know	3 years 3 months	Cockroachs, broken elevators , no stairs from second floor to first floor.	Yes the country needs rent control also rents should be lowered. Seniors should be given a supplement with their old age pension to help pay the rents not just the one time handout like for groceries that was done.	Like I said seniors should be given a supplement to help with their rent and the rent should be frozen the government should take and build houses like they did after the war for the veterans two bedrooms living room kitchen and bathroom a good starter home for everybody or retirement home not to be used for student rentals like was done around McMaster University
37	Mississauga	L4z1h6	Don't know	Solomor builders	14years	Terrible	They don't care	Look in to these corporations that's taking advantage of innocent people who doesn't know better!!

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38	Halifax	B3R 1X4	Ron Lovett	Vida Living	6 + years	Lack of repair of plumbing, and electrical. We have been plagued there are only by mice, bed bugs, roaches, and black mold. There are only 2 washers and dryers for 30 units with children and pets in the building. The building is never cleaned, and the rails on the stairwells are pulled off and not replaced. There is no contact with the owner. We got a new refridgerator but, our stove is old, the burners are all warped making cooking difficult. The oven does not heat up to the right temperature. The range hood cover is missing. The fan in the bathroom is so noisey that we disconnected it. We are both on governmentt pension and we have no extra money to clean the place up or to move. The building is making us sick, but, we have no place to go. The rent cap goes to 5 percent in January. With the cost of living going up, and the price of groceries going up everytime I	They have forgotten about renters. The government has made it impossible for the people of Canada to ever again afford a home of their own. My parents owned their own home and their parents owned their own home, but with the economy and lack of good paying jobs, my generation will not be homeowners, even though they worked hard all their lives. For a number of my working years I worked very hard, but, I was never paid what I should have been paid. There are people out there that are really struggling. I imagine they are	The Federal Government has to close the loop holes that these developers and landlords are abusing other people by. They basically do what they want and put people out, with no recourse. In Nova Scotia we achieved a rent cap during the pandemic of 2%, and this year of 3%. Next year it is 5%, but the landlords are very angry about this. We have also fought for and had legislation by the City of Halifax that all landlord s have to register Our landlord will get funds from the Province to fix up these buildings as a grant he does not have to pay back, in exchange for a promise that these buildings will remain affordable. The question is what does affordable mean? Does it mean what the market can afford, or does it mean people with low and fixed incomes can
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						<p>go to the grocery store, i feel very vulnerable. I am a senior and I don't want to move into Seniors housing yet. I think it is a lonely place to live. Seniors housing does not include infrastructure for positive aging. I think people in senior housing are very lonely and age more quickly and I intend to be active as long as I can. The government must do something to protect affordable housing. We complain about the conditions and nothing is done, We complain again and pest control comes in and does a cheap job of getting rid of pests. They go away for awhile but then come back. The only way to effectively get rid of them is to heat treat the whole building maybe once a year to achieve eradication of insects. Black mold is very dangerous and this building is full of it. I don't know of any apartment that has had this problem addressed. I agree with</p>	<p>saying to themselves, what happened? Does the government want people to live this way? Is this the new normal for much of the population? Since seniors are not working, does the government think we are just a drain on resources?Canadians are hardy and tough people and they will only be pushed so far. I hazard to guess how this will turn out. I only know there is too much stress in people's lives.</p>	<p>afford them but also afford to live a reasonable life? This question has to be firmed up in a contract signed by these landlords to protect the existing stocks of affordable housing. Developers who do not honor their promises they made to get approval from the City or Province for their developments, promises made to have part of their developments affordable, who renig on the promise, should face heavy fines for breaking a contract. The Tenancy Board needs to be revamped to where it is effective in protecting tenants from financialized landlords, with more profit as their only motive, are actually ruining people's lives. Should they be able to change the face of Canada and its citizens. There are people living in unexceptable conditions.</p>
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						<p>ACORN Canada that the only way to address the housing crisis is to have the Federal Government step in and help each Province improve and build more affordable housing. As citizens of this Country we deserve better. Help stop the financialization of housing. Landlords are investors and investors choose to risk their money for profit. Renters are just trying to afford decent living conditions, a place to call</p>		<p>We see them everyday, more and more.. Our nonprofits have been stretched beyond their limit trying to make a difference. Most of the thrift stores in my area have been financialized to make the most profit they can out of things that are given to them. The poor who should be able to buy things they need, but, also buy things that let them have pride in the way they dress, and the</p>
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						home and not be ashamed to bring people into their building.		way their home looks, and how they feel about their lives can not afford to shop there. How can people take control of their own lives as the see themselves slipping further and further into poverty. The grocery stores are all about profits as well. They have stopped having sales, and competing for customers hard earned dollars. They see that they don't have to remain competitive. They all charge around the same price, and
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								<p>these prices are high and going higher. I see most things price going up every time I go shopping. My food budget does not go as far, while I try to make healthy choices that the bulk of which are not carbs. While I am on this what is with this bulk buying. This buy two, or three, or four and save, or pay a high price for one. Most low income and poor people can only afford to buy one therefore they do not get the benefit of the low price, richer people do. The government needs inspectors to go by</p> <p>The government needs to step in as most grocery stores in Canada belong to a chain and the chains are owned by 3 or 4 groups They control all prices The people of Canada are struggling because of unchallenged ,</p>
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								<p>greed. How much money do these people need, before they realize their own humanity and start looking at the poverty they are creating with their profit motive and greed. I believe in saying what I mean, and I wish our politicians would stand up, and quit lying to the people they represent, and get to work correcting the many wrongs experienced by low income and poor people. Cultivate a little kindness and legislate some protections against greedy Developers and landlords who want to make fortunes off of low income and poor people, the little guy.</p>
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39	London	N5V 3P3	Webster Apartments Inc.		17 years	I have not myself had any issues with the landlord/property management before this recent takeover. I fear possible future renovation and the threat of exorbitant parking fees.	There is no question the government's inaction is criminal and makes them no better than the corporate landlords.	Do not upset the status quo of people living in affordable housing and stop corporate landlords from swooping in and doubling rents and exercising other money grabs.
40	Calgary	T2J0E5	Don't know	Avenue living	3 years	Lack of repair and maintenance, reducing the laundry machines time and charging the same amount, we need to do laundry two times so clothes will be clean. Recently renting out the party room and they advertise that they have a party room to get new tenants in the building. Ants and worms coming to bedrooms due to ground dryness, they don't water grasses and they became dry and yellow. They fired security guards and the safety reduced considerably.	Federal government should have a control over rental issues all over Canada. Alberta due to its conservative government should not be excluded. My rent increased by \$500 monthly just with a 2-month notice and that shouldn't happen. If Canada can't accept more refugees and immigrants, the government	Federal government should set some rules and ban these crazy rental increases. Rental companies should have some restrictions and increasing the rent fees by more than 10% should be illegal. Also, they should provide more housing options for low income people so they don't get homeless for the business profits of some avaricious companies.

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							shouldn't force it. The quality of life of the people who are already living in Canada should be the priority of the federal government.	
41	toronto	M4X1G3	TCHC	TCHC	20 YEARS	Pest control, maintenance and repairs, evictions.	The federal government is not investing in housing and people is angry	Government Corruption is difficult to get rid off.
42	Toronto	M4C 4X3	Victoria Wood (Main Square Apartments)	Realstar Management	08 years	Inside the basement rental parking some unknown people damaging some of the tenants cars regularly, but the company did not install/fix the required specific spots covering/monitoring cameras even we complained those incidents to local police. They are kind of bypassing our car-damarages. Security inside the underground parking garages are not that much strict. Anyone come and go anytime.	Federal govt. needs to monitor and ask the landlords regularly, assigning the inspection body behind them to check with the tenants' comments and reviews from the google and other social media periodically. Security inside my rental building is	As I mentioned above, monthly monitoring with the tenants' association of every corporate rental complex to learn and collect real time feedback will solve everything. Make a law that when any new tenant moves to these premises corporate landlords should provide each of them some government assigned and directed RAPID ACTION Team's direct phone and

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						Even stealing car from that underground parking reported to police, but management told that they are not responsible for 100% security for our cars!	very poor and no one took the responsibility to protect our cars. We are living in silent threats technically to leave the building if we need.	email numbers to contact immediately if tenants find any mishaps. Also, at the beginning of every new tenancy the landlords must include one family member into the existing TENANTS' ASSOCIATION of that building complex (Mandatory), they will join and connect to each other to become good neighbors and to act against any misconduct by the landlord. It will be termed as "Tenants' Association" or 'Tenants' Action Committee", they will regularly sit and meet with the original landlord in a three to six months interval at their building's community room. In our Main Square complex, there is NO COMMUNITY ROOM for the tenants where tenants can sit together
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								even for a birthday party or a family get together of during Christmas or Eid Holidays!?
43	Calgary , Alberta	T2T4G1	Harj Sidhu and Suhki Dakha of Zone 5 Alberta Limited	Am/Pm Properties Inc.	Since November 2016	All repairs needed have been done. I did however just receive on March 30 2023 a 63.7% increase in my rent. This all by itself is very disturbing, displacing and dangerous and I'm unable to pay this. Also, the other issue is that tenants who are living in the best suite in the building on the 3 floor with two people in their apartment didn't get a rental increase what so ever. The building is what might be considered a dump and it's what I can afford.	It displacing us and puts us in grave hardships, instability and danger !!!!!	1.5% every two years Rental Caps. No rental increases on empty units, no rental increase between tenants, incoming tenant pays same starting rent as outgoing tenant. Retroactive one year..

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44	Toronto	M5R 1B9	Lixo Investments Ltd	Adele Kirloss	32 years	Adele is a friend of owner who lives in Italy . NO Maintenance . I once took him to court and cost me \$5000 and took 2 years . HE was supposed to do some repairs but did not as he does not care about any laws. Another time I had to wait over 9 months and the city compliance had to fine hime to get him t9o change my 40 year old furnace during winter, City is terrible and Landlord tenant is disgusting .	There are not enough laws protecting tenants and no consequences for landlords who ignore the laws.	give better and quicker access for tenants to get to Tribunal.TIGHTEN Cup the laws. bigger fines that count .
45	Surrey	V3R 4B3	Capreit	Capreit	9 years	Until this new manager things were well maintained but in the last 1.5 - 2 years things have gone downhill/been neglected and the building is starting to seem like a slum. This looks to be true of most 3 story older apartments in North Surrey that have been rezoned for higher density.	The lack of government action and REITs are creating/have created the homeless crisis.	Pass protective legislation AND get back into building affordable housing.

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46	London	N5V4J6	Gord Kinney	Rembrandt	5 years 6 months	I've currently been evicted by order of the LTB. For rent arrears. Dispite the fact that there are 5 adults living here and a child under the age of 2 years the board gave us 11 days to pack up 3 bedroom townhouse and move. I'm currently filing for a review of the order. If that does not work then we are to be out by the 26 of June and the landlord can apply to the sheriff to take possession of the unit by the 27 of June. The landlord has tried on numerous occasions to evict me with no success. In one instance they dragged the case out for 2 years only to withdraw their claim when it was time for me to present my side. I have experienced harassment, discrimination, an outright refusal for treating the unit for cockroaches and ignoring most of the maintenance issues with my unit.	Well for one my current rent in a 3 bedroom townhouse is \$1439.17 plus all utilities per month. In today's current market this same townhouse rents for \$2000.00 - \$2500.00 a month. If I'm struggling to pay my current amount how am I ever going to afford todays market value of the same type of unit. So for myself as of June 27 I will be homeless with nowhere to go.	They should put a cap on how much rent can be charged based on type of unit.
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47	Calgary	T2W 5E9	don't know	Avenue Living	2 years	The manager of this property has mistreated me and emotionally harassed me. However, my maintenance issues have been dealt with timely.	I find it hard to pay rent because of the increase.	Legislate rent cap across the province.
48	East York, Ontario	M4B2G3	Dont know	DawesvRd. Apartments Ltd.	12 years	At first repairs were done quickly..as the years went it got worse and now that im a older tenant,i rarely get things repaired or replaced	Lack of federal government action can make all the difference because these owners wont do anything if their not forced to do so.	Everything possible..

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49	Calgary	T2J0E5	Avenue Living	Avenue Living	Almost 1 year	First I have been dealing with, which I feel was racism from the very beginning when I moved in. I do not use that word lightly but as soon as me and my children moved in, I got a warning for being too loud the first month I moved in. Then the 2nd month I received a 2nd warning which stated that if I got a 3rd warning I would be evicted. I went to the landlord to ask why I received those warnings and the supposed time I was loud. The landlord stated that the complaint was that we were too loud from 4pm to 11pm. Those hours are the times when my children get home and go to bed. That is ridiculous as these are times are when we eat, watch tv and my children do their homework. As I don't drink or have any visitors I find these allegations to be preposterous as I was and am in disbelief. The floors in these apartments are wood and naturally echo. I hear the	It's a travesty as they the government, are not protecting the working Canadian citizens. And as a First Nation citizen I feel directly attacked as they have no reason to treat me they way they are as well as all the tenants living here. The government is helping the rich get richer, (Avenue Living) and average hard working citizens are being targeted without any help or protection from our government	They should put it on the news and have some kind of oversight committee so all can see what is happening to Canadian citizens.
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						<p>people living above me clearly as they obviously have small children, as I hear them running, playing and banging around. I understand living in an apartment comes with noise as we live in small units connected to each other. I don't complain on these neighbors as I understand that's the cost of living in apartments. Naturally hearing your neighbors above and beside you comes with living in apartments. I don't know why me and my children were targeted from the start. As time went on Avenue Living took over as landlords and the building had a water breakdown on their first day of operation. We went days without water when Avenue Living took over. After that my dishwasher broke down and the sink handle broke. It took almost 2 weeks for them to come fix it. I let the manager know about the breakdowns</p>		
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						but he didn't do anything about it. I believe the reason that I am being treated poorly or ignored is because I questioned the receptionist about why the rent for my place is going to go up \$700 to \$800 a month on top of my \$1425 that I pay. I also questioned why we have to pay \$25 for a new laundry card if its lost or broken. The receptionist from Avenue Living didnt like that i questioned her abpur the changes as the very next day I had a letter from Avenue Living stating that they were not going to renew my lease. That coincidentally happened the day I questioned them about the severe price hikes. Sorry it's not letting me finish typing my response.		
50	Brampton	l6t 3x6	don't know	capreit	10 years	mold, bugs, kitchen floods, rent increases	my family is less than a paycheck from being homeless and you can't move to a	force capital improvements to come from profits no tenants

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							cheaper place in this market	
51	Mississauga	L5N2S6	Morguard	Morguard	15years	Currently dealing with an AGI from 2021 hearing scheduled for Aug 9 2023. In the past I have had to go to by law to get the one and only elevator fixed and was told that a new elevator had been installed when only the cab was cosmetically dressed and only the necessary work done on the elevator itself. There have been many issues and because of lack of communication with management by law had to be contacted.	Tenants feel they have no recourse but to go along with in this case a multi billion dollar corporation	There has to be rent control in place!!
52	London	N5V3P3	Michael Klein	Webster Apts Inc	Over 8 Years	Pest Bed Bugs	Not satisfied with the outcome	They need to step in and help.

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53	Toronto	M6P2P2	Minto Apartments Limited	Minto Apartments Limited	3 years	<p>First couple of years were during the pandemic and things seemed to be okay. Since the pandemic has been less severe, we have seen rent increases which are to pay for capital investments in order to build even more low and high rise buildings in the area. The company has had to do lots of loud construction in order to fix and support the underground parking and foundation for this. We have been told this is the last year for our community garden/BBQ area because that is where the new building will go and our understanding is that this new building is for condominiums and not prioritizing affordable housing. Since late last year, the 3 buildings in this area under Minto ownership have had balcony waterproofing done. However our building is having their waterproofing done now during the hottest months of the year and we are told we</p>	<p>There's no incentive for any big landlord corporations to do anything more than the bare minimum because they know they won't face any consequences.</p>	<p>I agree with ACORN's demands above from the federal government.</p>
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						<p>can't run our ACs during construction hours to avoid the dust and other harmful materials coming into our units. The first of the 3 buildings had their waterproofing completed last September-November and I'm not sure why our building couldn't have waited until then either. We have seen a general lack of communication from Minto. Many times email communications are not sent out to everyone and not everyone uses their email regularly. We have bulletin boards for such communications but even then it feels like we know about big changes last minute.</p>		
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54	Brantford	N3T 0S8	MAINLINE LIVING/TRAINE CONSTRUCTION	MAINLINE LIVING	13 month	<p>There are 4 buildings in this complex. First rent increase notices went out in July 2022 and were anywhere from 10%-12%. Many people left. This building opened later and rent increase notices came in April. Most are 8%. This includes an 8% increase to parking space (which is not full size) and any storage units people are paying for on a monthly basis.</p> <p>There are now 19 units that have been or are about to be vacated due to the large increase in rent. I spoke with the property manager and he shrugged his shoulders and said the increase was lawful and "good luck taking it forward"</p> <p>In addition, there is a 2 tier rent system. "Lawful rent" and a 2% discount if you pay on time. The increase is on the "Lawful rent" Rather than a rental amount followed by a penalty if you default or are late, they have done it the other way</p>	<p>No one can afford rent. No one. People are having to move to derelict settings because they can't afford comfort and safety, which should be a given. People shouldn't be forced to choose between food and shelter. More and more people are living on the streets, making the cities unsafe for residents. While new housing is being built at a phenomenal rate, with the no cap on increases, everyone is at risk of being left homeless. Rent should not be 50-60% of anyone's income and yet it is and that is before year after year</p>	<p>Mandate a federal cap on rental housing that is at or below inflation, regardless of the year the units were/are built. Ensure that at least 10% of all new build units are eligible for geared to income housing. Don't ghetto people according to their income. Let them mix so that everyone can have access to a safe environment.</p>
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						around. Is this legal? It almost feels to me to be the same as negative billing which is not legal in Ontario.	increases that are well beyond the rate of inflation.	
55	Toronto	M1G1R8	Direct Properties	Grant Management	16 yrs	Wait weeks for elevator to be fixed, wait for week for anything to be fixed in the unit. The place filthy they do not vacuum or wash the carpet. Stairs are filthy the, the grounds are filthy. The building is cockroach and mice infested. The laundry room and machines needs to be cleaned. No one cares.8	The Government needs to set standards for property owners to meet, and when an inspector is called in they needs to take action. Inspector needs to do their job.	There should receive complaints from tenants. Because the Government is paying these property owners for some units.

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56	Kitchener	N2M 5E6	no idea	Hazleview Properties	6 years	Lack of repairs to the unit- we have had mould for over a year and a half and I have been submitting requests for those repairs for over a year and a half. In addition we often have power outages, water shut offs without notice, and constant fire alarms. We also deal with silver fish and ants.	We are in a position where our apartment is incredibly inconvenient but not unlivable and since we rented in 2017 - affordable. However if we were to move we would quickly need to be selective with groceries. This is ultimately all due to the lack of action in terms of housing. With landlords capitalizing on basic necessities without regulations- there really is nothing stopping them from upcharging as much as they want.	There should be a cap on how many units can be owned by a company, a cap on rental increases, and regulations in place for pricing in relation to cost of living. In addition I really do think there should be very real consequences in place for cooperate landlords - high taxation, ratioid fines etc...
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57	Toronto	M1J 3C9	Golden Equity	Golden Equity	6 years	The main problem is, the Golden Equity Agent- the property manager is unwilling to update or correct my account statements. They raised my rent during the year, the rent increase was frozen due to the pandemic. The cheque deposited and the amount booked is incorrect, and add additional fees illegally for parking. Additionally, the property manager harasses and abuse and stops to correct the account statement.	Yes	Yes
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58	Halifax	B3H 4K2	Don't know	ARC Management	6 Years	There has been a mouse issue in the building and in my unit for the entire time I have lived in my building, the issue has been brought up multiple times to the landlords and building management by myself and other tenants and nothing besides the occasional mouse trap has ever been done. The maintenance and upkeep of the building has gone down in quality since I first moved in yet my rent has gone up every year. Before the rent cap was placed in 2020, the building would provide different rent options each year depending on what kind of lease you signed (which is very illegal). I once subletted my apartment for four months to a person of colour and they complained to me about racist remarks made to them and their parent by the landlords. (I am white and so I have never personally experienced this).		Legal protections to ensure that everyone has a home rather than the current legal structure that protects the wealth and greed of corporate landlords.
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59	Toronto	M6B3H3	Don't know	Sterling Karamar	16 Years	Heating provided when there was no need raising the temperature inside the unit to unpleasantly high level. Dog feces left on the lobby carpet to dry and not cleaned for years. Threats of eviction from the previous management company for having "too much stuff in the unit". Illegal attempts to charge an annual lump sum for air conditioning use.	Freedom, liberty, democracy become just empty words if all our money are spent just for paying rent for housing.	Create conditions for low income people to become home owners.
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60	Kitchener	N2C 2H7	Homestead Land Holdings Limited		4 Years	<p>Since Homestead bought the building (about 2020 I think), we have had frequent false fire alarms. Winter 2023 the heat went out on my whole floor, and it took them over a week to fix, during which they did not provide heaters for my apartment. In 2022 they applied for an above-guideline rent increase which has still not had a hearing/been approved. Despite this, they raised the rent again in 2023. That is two unapproved above-guideline increases in a row. In April, due to a bank error our automatic rent payment didn't get sent. Rather than informing us of this so we could correct it quickly, they waited until close to the end of the month to serve us an eviction notice along with a letter implying that they had spoken to us multiple times about the missing rent (they had not).</p>	<p>There has been a lot of housing built presumably in response to the housing crisis, but most of it is not affordable. Even worse, people are often evicted from affordable housing in order to turn it into high-rent units or condos. There needs to be protection in place for tenants so that they can keep their housing and affordable rents even if their landlords sell or rebuild.</p>	<p>I believe rent increase limits should be put in place on new buildings, and laws should be passed that in the event of a landlord remodeling, the current tenants have the option to remain in the unit at their current rental rate. This protection should apply even if the landlord sells to a new owner. I'd like to see a mandate for new buildings to have a certain percentage of affordable or geared-to-income units.</p>
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61	Toronto	M4J2G5	Mortimer Rentals Inc.	N/A, one on-site superintendent.	2.5 years	Dripping faucet, minor electrical issues, internet connection issues, levelling the stove, lint in washroom (washroom vent connected to laundry room). These were all fairly minor issues, and we did most of the repairs ourselves because the super took too long. One of us is a tradesperson, and finds it more expedient to just to the repairs personally.	I actually this is more of a provincial issue, not a federal one, since housing legislation is provincial (and municipal, to a degree). The federal government really has limited ability to do much about this, and I think it's kind of a waste of time to try when we should be focusing on the provincial government.	The federal government should exert whatever influence it legally can on provinces to ensure they enforce housing laws and protect the most vulnerable. Funding should have strings attached.
62	London	N5V 3P4	Michael Klein	Webster St. Apts.	22 years	Ongoing threats of eviction. Restrictions pertaining to appliances such as air conditioner, bbq, freezer unit. General harassment and scaremongering. Refusal to to replace 40+ year old carpeting causing health concerns due to mold, bacteria build-up and nylon fiber breakdown.	According to statistics regarding increased homelessness, decreased quality of life, mental health, etc., obviously much more needs to be done.	As outlined by Acorn's suggestions.

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63	London	N5V 3P4	Webster Apartments Inc.	Webster Apartments Inc.	26 years	At the moment the administrator of the Landlord demands I pay \$338 higher than the rent set by London Housing based on my income. They want to end my tenancy for non-payment of rent. I paid the same amount in May 2023 and April 2023. I advised them that they (Chantelle Clydesdale) should contact the parson in charge on my case at Access Housing Centre. The previous landlord trusted the building manager and he is also the maintenance man and my request for maintenance was ignored because he was facing the Fire Department inspection at that time August 23, 2019/	The tenants of 1280 and 1270 Webster Street London face eviction notices, 10 in each building. Some are over 80, I am 80 years old and just had an eye operation.	The new landlord want to charge \$1,746 for one bedroom when some are paying \$786 at this time. I receive 1700 in pension each month.
64	London	N5v 3P3	Webster Street Apartments	Webster Street Apartments	January 2021	intimidating letters on really short notice, move your vehicle for parking lot paving one day notice, my rent cheque returned just lying at my door, no envelope with a notice to	This causes a lot of undue anxiety.	rent controls

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						pay Webster St. apartments. I did not know if this was accurate so i waited a few days and got a notice of late rent payment.		
65	Toronto	m1g1b9		metcap	about 15 yrs	rent increases.mice.filthy garbage room.cockroaches.kids and adults in the halls all hours of the night	if the Government didn't take the rent cap off we wouldn't be in such a mess of homeless vets & people	
66	Hamilton	L8H2K4don	don't know	285 Melvin Avenue Apt Ltd	14 years	No repairs. Tiles lifting in bedroom and living room, bathroom shower stall and taps falling off the wall . Dining room ceiling leaked no repair to my ceiling. Harassment since owners took over. Threats on eviction offers money 4times to move. Parking lot dangerous as cracks and holes all over and filth in stairwell, and dirty halls on all floors. No one to clean. Dog urine in stairwell and back entrance. And a lot more. Threats to charge more for parking in lot.	I would like to see them live under these conditions. They are letting thir people down, and forcing to put people on the street. I don't have the money to even buy a tent when put out of my home. Discussing government🙏🙏	Get busy and take control over these corporate thieves. Money hungry and no concern for our human rights to live without threats of being put out on the street.

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67	Calgary	T2r0k6	Homestead	Unknown	2.5 years	<p>We didn't have elevators for a while back in 2021-2022, ended up getting a pile of free rent after getting stuck in the elevator and needing rescue, because Homestead would not spend the money to fix the elevators until they broke down. This building is 17 floors, at the time there were more disabled and elderly tenants who had to be carried up and down the stairs by firefighters.</p> <p>I can't open my windows because outside of my place the dogs have defecated/urinated so much grass won't grow anymore, but I received notice that they'd illegally increase my rent if I used my AC (that I paid and continue to pay for). Amongst other things, it feels pathetic that we are "lucky" among other people in this city dealing with rentals.</p>	They are actively profiting from these large companies taking all affordable housing while making fluff statements sympathizing with low to moderate income people impacted, they aren't actively trying to help us and it is blatant.	I like the idea of landlord licensing, tax incentives for staying under market value, adequately staffing agencies responsible for investigating housing claims, regulating landlords, etc.
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68	Scarborough	M1P3B7	Don't know	1804130 Ontario LTD.	45 years	Pets, lack of maintenance parking areas unpaint separation lines and numbers between cars	I feel abandon by authorities that have tackle the house crisis.	Stop to protect big corporation. Stop to support wars and invest in the protection of Canadian that loose every day the acquisitive power due to the inflation.
69	Halifax	B3S 1J9	Killam Reit Properties	don't know	over a year	I'm not experiencing any of the above issues at this time, but my parking space doubled from \$25/mo to \$50/mo in March, 2023.	I think they don't care because it's all about the money. They don't see tenants as people, just a source of income. Slumlords are not shut down and that forces low or moderate income people to live in poor conditions. These landlords don't care about rats, mice, bedbugs and cockroach-infested apartments.	Keep the rent cap going. Our wages don't go up 5% each year. Prices of food and other necessities keep on going up, forcing people to choose between eating or getting bills paid. People have to double up in order to make ends meet.

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70	Toronto	M4Y1N5	Capital Developments	Signet	10 years	Aside from recurrent cockroach problems it has been acceptable after I my previous owner agreed to renovations. Windows and kitchen was changed. The building was sold in 2022 abruptly and the new owner has plans for a demoviction. We are negotiating with them with modest success as a tenant association but finding a new place to live, the eventual move and re-starting my life is daunting at times to think about. The stress is worrying me.	Lousy. We need rent control. Incentives for purpose built rentals, co-ops and other affordable housing.	Stronger tenant protections.
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71	Toronto	M4C4X4	Main Square Apts	ResiStar	12	Many times they raised rent above AGI and that was during covid. LTB in Ontario is Completely USELESS! I never got any results from LTB and another year passed...another rent increase. I thought my provincial tax is supposed to be working for me.	I believe they should all be voted out or fired! They work for us...@ my work Incompetence and Dishonesty is not tolerated!	Make policies fair to both business and citizens. Enforce the law! Come to the middle ground, after all business has to earn money and consumers have to have the resources (including in their budgets) to afford what they are selling whether rent, groceries, etc. Time is of the essence for renters who are waiting for LTB decisions. If they need more staff then Hire More! Government is supposed to provide service to its citizens especially those who pay their taxes diligently! Fix the Problems!
72	Hamilton	L8P1X1	Greg Durkiewicz	Aliti Homes Management Group	24 years	I've experienced pest issues, no hot water, internet lines being cut, damaged floors, leaking in ceilings and through walls, lack of communication with the landlord, eviction due to renovations, buyouts to move.	It's a tragedy! The need more homes for lower to moderate incomes! They only care about the high income and not the others.	Leave the tenants alone and do their job!!!

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73	Hamilton	L8P1Y8	Homestead	Homestead hires their own staff for this which are on site.	10 years	1 elevator has been out of service for 1 month (only 2 for 18 floors) have been told elevator repair service is waiting for part to come in--had an above the guidelines rent increase for repairs and upgrades which not all needed to be done a lot of cosmetic work done--a few of us went to the board to have the increase lowered and we managed to get Homestead to lower amount of the increase somewhat--no one evicted for repairs to be done	People are not eating properly missing meals because they have to pay rent and choose to put a roof over their heads first--people having to work more than one place--lack of action is worsening homelessness	More affordable housing needed--should be mandatory that a certain amount of units in each building be for low income people (this use to be done but then government got rid of this) --corporations should receive large fines and be mandated to provide healthy and safe homes and be free of pests if landlord is not doing this tenant should be able to contact MPP and have the situation rectified immediately--landlords should only be allowed to raise the rent on a unit a reasonable amount when someone moves out--make it mandatory that no tenant be evicted while repairs are being done
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74	Hamilton	L8N 3X2	Don't know	Effort Trust	11 years	<p>I've had issues since I first moved in with the promise of new kitchen cabinets a week before my move in date. That didn't happen until last month and the walls in the kitchen were left unfinished with plaster in some spot and no paint over exposed drywall.</p> <p>I've had issues with bedbugs where I found them very early, reported it to the building and had to call them almost every day for a week before I heard that they booked an inspection of my unit. They came up, said yes there are bedbugs and then gave me 3 days to prepare my unit for the first of 3 sprays. It cost me over \$400 to use the laundry machines in my building to prepare for one spray and the only walkable distance laundromat from my building was quickly closed a few months after to make room for a high-rise that has no set start date for construction/demolition. But</p>	<p>It makes it impossible to live anywhere for extended periods of time. Especially with the unregulated rent increases on buildings made after 2018. People can be priced out of where they live and in turn be priced out of transportation and even their job opportunities. If it's too expensive to live close to a job, you need transportation, but public transit is just not expansive enough to bridge that gap. So people who are qualified and have lived in the city for years are unable to work here and stay here</p>	<p>Have higher low-income property availability requirements in every building. Reinforced a rent increase cap on a federal scale. Have a federal level contact available to look into major building issues (like water leaks not being taken care of, or dangerous living environments) and lay a high fine on the company whenever there is an issue that was proven neglected. There should be a limit on how much property corporate landlords can buy, even just yearly. And I know it's far fetched, but rent should be reversed to what it was before the pandemic hike hit the market, across the board.</p>
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						<p>that's a different tangent. I prepared and recieved the first spray and was told the second one would happen two weeks after, so I prepared for that date, even got a work request form for it, but they didn't show up on the date. It took another two weeks for a totally different pest control company to do the second spray, they also said the third would be in two weeks. It took another month and only because I was walking down to the property management office almost every day to ask when it was happening. So what was an already stressful and expensive situation of a month and a half of treatment and laundry, turned into three months of stress and frustration with the non-action of the building and an additional \$500 in laundry cost because I had to use high heat dryers to comply to the treatment requirements while my unit was</p>	<p>because the housing and groceries are so ridiculously expensive and there is absolutely nothing from stopping this mass exodus to smaller town and the mass issue of people who can't afford to move and are forced to live homeless in a place that actively attacks that population of people for existing. The affordable housing crisis is a human crisis and should be treated as such. It's a disappointment and shame that our government has done almost nothing to even look at the situation.</p>	
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						<p>being treated (I usually hang dry and have a ringer washer). Apparently the super intendent of the building left a week after my first treatment and used a company that Effort Trust didn't want to use anymore to treat the problem. So even with me calling and walking in and putting new work orders in, my problem was brushed aside. There is also a parts parts problem in this building. The usual contractors are hit or miss but the decent ones will be honest with me while in my unit and tell me that both my kitchen and bathroom fans are so old that they don't make the parts to replace them anymore. I didn't have working ventilation fans for 4 years because they decided that it wasn't a big deal and now they won't deal with the water damage in my bathroom and the kitchen vent clogging with grease. At one point, a horrible general contractor came in to fix a wall</p>		
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						<p>crack and ended up needlessly adding plaster to my windowsills, ripping out silicone in my bathroom to botch the replacement, paint over worrying spots on my bathroom ceiling, get paint on one of my few pieces of nice furniture, leave my apartment covered in a layer of plaster dust, and tell me they wouldn't let him be the site contractor because he was incarcerated three years prior. All while I was alone in the apartment with him. It was impressively frustrating. This is all the more recent issues, say past few years. This also doesn't include the rotating site supers? site management? random staff? They keep giving me a different title when I meet them, but the staff in this building changes over at least once every 6 months if not sooner. I don't think I've met most of them in person.</p>		
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75	Toronto	M6E 3H3	S. C. Lauder Inc,	Briarlane Property Management	25 years	Illegal eviction from our garage, which is part of our rental.	Endless coercive harassment.	Build and maintain affordable housing; strictly limit financialized owners; require that financialized owners identify themselves; do not allow our homes to be valued entirely by market forces.
76	London	N5Y2N5	don't know	Old Oak	2 years	Passable but very expensive for a tiny flat	Low income people have no protection against rent inflating forever, against abusive landlords, and against renovations.	RENT CONTROL.

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77	London	N6B 1Y9	Don't know	Strano Property Management	10 months	<p>Upon moving in we discovered the unfinished basement was littered with masonry dust, mouse droppings, dead bugs, and other hazards. They had a cleaning lady take care of it - without supplies. We gave her a mask and a bucket, she was unaware of what was in there, sounding uncertain when we informed her of the mice drops. Since then we have had the back door poorly replaced with a sketchy lock. They have repeatedly gave our automated front door lock code to the people doing repairs even when we were home they would let themselves in. We also recently had a leak in our ceiling which took several weeks to be investigated and upon discovering the cause they did not open the area to see if any water damage or mould had occurred. Other minor issues have occurred and been dealt with after many attempts of contact.</p>	<p>When landlords benefit from empty units, it encourages them to let their properties be on the borderline of unliveable in hopes tenants will leave and stay away.</p>	<p>No more tax breaks on "investments" Ensuring a standard of care with frequent tenant surveys</p>
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78	Calgary	T2R0J9	Fabiila Monteiro	Mainstreet Equity	2 years	<p>-was given incentive to move in 2 weeks early but they kept delaying cleaning and showing me the suite. Rushed paint job that is all over baseboards and missing around outlets. Bathroom fan falls out of the roof when it rains. Shower rod wouldnt hold weight and manager said he was too busy to get me one so i had to supply myself.</p> <p>He showed up 45 mins late for the apartment so wasnt able to show me the building just 5 mins to sign. He got 2 phone calls during to hurry up. Price was different from what was discussed but since i had 3 days to move out i had no choice.</p> <p>- wouldnt provide a copy of the lease and as he didnt allow me time to read it i was unsure about alot of details. I got it 6 months and 2 managers later.</p> <p>-parking spot that was provided to me was in use by another tenant. Took 4 guesses for him</p>	<p>I think that most people in Canada will never own a home and will spend their lives struggling for shelter. Its a hyper individualized society we live in. Whars the point of society at all if everyone is just selfishly gouging each other.</p>	<p>If the government wants healthy citizens to slave away for 60 years paying taxes the least they can do is provide shelter, healthcare, and education. Otherwise they really are okay with sick, poor, uneducated cirizens. And then the country built on that is what they deserve.</p>
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						<p>to figure out what spor was available. In the meantime i had to pay to park on the street far away from my house.</p> <p>-elevator constantly broken. Goes days without being repaired and when you complaint the manager yells at you "cant you read the sign - theyre working on it". Frequent smelly spills and found a dead mouse in the elevator.</p> <p>-mice in the house entering through the dishwasher and stove. Unsafe environment to cook or eat. Didnt cook in my home for months.</p> <p>-2 washers and 2 dryers for 20 units. Dont usually work anyways. Spend \$9 and 2 hours drying clothes for them to be sopping wet. When you tell the manager they dont work she just says yes they do.</p> <p>-they put up signs stating they will fine us for improper trash disposal but they dont even provide the proper bins. There is no bluw recycling bin and i</p>		
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						<p>have been trying to get someone at the city to care for 2 years now. They say they called and spoke to someone and they have the correct bins but we do not. Not sure how thats happening.</p> <p>-rent was 1179 when i moved in 2 years ago, now is 1350 and they warned me it will probably go up soon as market value is 1500 for a 300 sq ft mouse filled slum. Also several times there were wrong rent amounts taken or they forgot to take it (preauth had been set up months earlier)and then demanded i leave work early to fix it during their work hours or pay \$12 to etransfer. Once when amounts changed due to the renters insurance changing we were not informed at all or given new paperwork.</p>		
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79	LONDON	N5X2L7	dont know	Sterling Karamar	almost 6 years	When Homestead owned it not bad. Since SK took over they have made a lot of cosmetic changes and it is only a matter of time before the increases begin.	The government lack of action is an abject failure to represent and protect the people of Canada. And it has been taking place for a long time spanning multiple governments.	Introduce regulated rent control and enforce it.
80	calgary	t2r0r1	Marylin	Boardwalk	1.5 year	it's actually been pretty good, the building is well maintained, i haven't had any issues regarding the building itself.	it allows landlords to increase the price on rent when their own tenants can't afford it	the issue runs deeper than just setting rent control, there's gotta be policies that allows developers to want to build affordable housing buildings (incentives?), universal income. it's also this capitalist system that has built a predatory profit driven business to evolve

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81	Calgary	T2J0E6	Rammir Greppo	Avenue Living	1 year	<ul style="list-style-type: none"> <li>- The hot water is not consistent</li> <li>- Exteriors of multiple buildings are falling apart</li> <li>- Lack of exterior security cameras (none)</li> <li>- Lack of onsite security (none)</li> <li>- Little maintenance of lawns, trees, leaves and branches cleanup, mowing</li> <li>- Pests such as wasps are not removed, making nests on the exterior of buildings</li> <li>- Rent increase from \$200 - \$800 for outdated units with old carpet or shoddy vinyl flooring with uneven baseboards</li> <li>- Asbestos ceilings</li> <li>- Signage about tenant unions are ripped down, even when they are posted from tenants and not an exterior party</li> </ul>	<p>The rising cost of living, increasing inflation, climbing interest rates, lack of government intervention, and the looming recession are all contributing to a challenging situation where the lack of rent control is disproportionately impacting low to moderate income families and individuals. This issue has particularly severe consequences for families, elderly individuals, and people with disabilities, as they struggle to find affordable housing and face the risk of being priced out of their long-term</p>	<p>Implement rent control, create funding for more affordable housing, and start listening to Canadians when they're asking for your help.</p>
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							<p>homes. It's disheartening to witness instances where individuals contemplate extreme measures due to the overwhelming cost of living crisis.</p> <p>As someone who belongs to a moderate-income single household and receives a salary, I have personally experienced the difficult choices that arise when forced to prioritize between paying rent, bills, or purchasing groceries. There have been moments when I seriously considered moving back in with my</p>	
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							<p>family instead of continuing to rent my own apartment. In fact, the frequency of moving trucks in my complex over the past 4-5 months has been noticeably higher compared to the previous year.</p> <p>It is imperative that corporations like Avenue Living, with their substantial financial resources, take proactive measures to make rental properties more affordable. Alternatively, if rent prices are being increased by \$200-800, it is essential for these corporations to</p>	
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							provide additional amenities or justifications for such raises. Companies that hold significant control over housing and rent for thousands of families should be held accountable for the impact they have on people's lives.	
82	London	N6J1H1	CAPREIT	CAPREIT	6 years	Not bad. However, we are terrified of renoviction being a possibility because we are paying a much lower rent in an older unit. We would be homeless seniors and frankly I would rather kill myself.	The government gives financial assistance and tax breaks to the very REITs who are renovicting low income people of all ages. This is an OUTRAGE! Also, foreign investors should NOT OWN CANADIAN HOUSING.	Stop enabling the the REITs!!!!!! Don't help them! Put firm rules in place about what they are not allowed to do! STOP GIVING THEM TAX BREAKS! PUT THE REINS ON THEM!

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83	Hamilton	L8P 3B7	Unknown, possibly Silver Group	Silver Group	nearly 10 years	<p>If I were to give my experience a star rating out of 10, I'd say a 6/10. Often the attention to services depends on the Superintendent and how hard they're willing to work. Silver Group grossly under-staffs the two buildings at my complex.</p> <p>One building is approaching heritage status and this has prompted many attempts to brighten up the property, so it shows well. This is lipstick on a pig.</p> <p>Underlying issues, that are not being attended to are rainwater/snow melt drainage on the property, yard maintenance, tripping/falling hazards on the lawn, security of both buildings, delinquent payments, noisy and/or excessively dirty tenants, complaints regarding common areas issues, and so many more.</p>	<p>I live and work in downtown Hamilton and am see daily the ravages of the unworkable housing situation. I am currently looking at a fairly large tent city of unhoused people; one of the countless encampments I see in my city as I go about my day.</p>	<p>The federal government needs to step in and find a way to assist co-ops and non-profits in creating affordable housing. It would also be useful to find a way to truly penalize any predatory buyers, who's business practices lead to renovations and homelessness.</p>
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						<p>The superintendent does what he can, given the resources he's equipped with. Our cleaning staff goes above and beyond to make our common areas tidy and clean. The overseeing management however, lacks the desire to make this an friendly and welcoming place to come home to.</p> <p>A major concern of many tenants is what will happen to us if/when these two buildings are sold. Many of us wait with bated breath to see if we will join the very long list of tenants who will be expected to displace ourselves in the name of progress and exorbitant rental fees, aka renoviction.</p>		
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84	Toronto	M4C4X2	Don't Know	Realstar	50 years	At first it was great but since building was sold and Realstar has taken over service and maintenance is not up to standard. Cockroaches seen in hallways. Communication with office is lacking. Some tenants are given special privileges.	They need to interact with tenants and landlords to make each one own up to their responsibilities. Many tenants don't follow rules or don't understand them.	Tenant groups should be formed to help tenants and corporations work together to build a strong Community.
85	Stratford	N5A 5Z7	Corporation of the City of Stratford	City of Stratford	3 years	Spotty Maintenance, Constant harassment of tenants via posted notices, frequent inspections commenting on and complaining about tenant lifestyles, bedbugs, cockroaches, threats of eviction	Too much focus on owning houses and not enough attention to renters means lack of adequate rental stock.	Restrict corporations from owning too much of the rental market housing. Almost getting to be a monopoly. Shelter should not be considered a commodity for speculation
86	calgary	t2w5g2	avenue living	avenue living	5 years	rent increase(\$1122.00_1476.00)		bring in retroactive rent control from January 1 2023
87	Toronto	M6K 2X1	Akelius	Akelius	2011	They're trying an AGI for our building despite loss so services - 7 parking spaces outdoors, loss of compost at building, etc.		De-commodify housing entirely. Tax landlords.

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88	Hamilton	L8R3J4	Don't know	Equiton Living	4 years	Pests and AGI rent increases	The lack of action from the federal government enables corporate landlords to do anything, which in turn ends up with low-to-moderate-income tenants being forced out of their homes and communities through AGIs, which is a recipe for social disasters of homelessness, crime and violence, opioid crises, climate crises, and therefore existential crises for all humans.	Big corporate landlords should be regulated with rent increase caps, policies that ensure low-to-moderate income tenants don't fall into social depravity that leads multiple social dilemmas, policies that don't allow greed to further exacerbate the climate crisis we are facing, ensure that low-to-moderate income people are able to, with the aid of City and NGO resources, access the housing/rental market through incentivised inclusion and a cap on the amount of certain types of buildings corporate landlords are able to buy. Also, if the federal government guarantees 600 new homes for low-to-moderate income families each year, extremely large corporate landlords, should
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								match that by 100% by providing 600 homes from their portfolios to low-to-moderate income renters, in order to qualify for some incentives from the government.
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89	Calgary	T2J 0E5	Don't know	Avenue Living	Almost 1 year.	My roommate and I moved into this building about a year ago because we were living at my sister's home after she passed away. At the time, Morguard owned the buildings. Within two months we had a new Landlord Avenue Living. My roommate is 76 years old and he was quite upset about filling out all the paperwork again. The day before Avenue Living took over possession of the building we had a water main break that affected 4 of the buildings and this was in winter and it was very cold. We had no water and we had to go to an outside tap to fill up bottles of water to lug back to our apartment. Avenue Living did provide us with a case of drinking water when they found out. My roommate and I are both on a fixed income and we managed to pay the rent of \$1200.00 for this apartment. Then 3 months ago, Avenue Living informed us when our	I think it is terrible that seniors and such should have to pay such high prices for rent. Especially for buildings that were erected back in the 50's.	It would be great if we could speak our minds and have our government listen to us. Stop creating more problems for us Canadians who lived here all our lives and contributed to this country. Take care of the seniors, the down and out before they keep giving money to other countries. Take care of their own backyard.
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						<p>lease runs out in September, our rent is going up to \$1600.00 per month. This is an outrageous price to pay for a two bedroom apt. for what we have to live in. We can neither afford it and have to look for another place to live again. Avenue Living is lapse on building maintenance, their property is looked after by contractors who do as minimal as needed to take care of the grounds, We have tenants above us who make a lot of noise. Somebody vomited on the carpet in the hallway last week and never cleaned up their mess. The washing machines don't wash our clothes properly. etc, etc. When I go to the office to complain, the lady at the desk says she will send out notices about complaints and never does. Some of the tenants don't know the difference</p>		
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						between garbage and recycling, so it is a disaster at the bins. I keep getting email about renewing our lease and I'm sure we pretty well can't afford it. The people across the hall just moved in 3 months ago and they are only paying 1200.00 and the lady upstairs is paying 1800.00 for a two bedroom. Why such a difference in price for the same thing? Also, when we first moved in we had security guards and the grounds were very well taken care of, no more security or well taken care of property.		
90	Calgary	T2W 5G2	Don't know	Avenue Living	11 months	My rent has increased over \$300.00. I'm a senior and can't afford to pay over \$1600.00 for a one bedroom apartment, so I am moving out and going to subsidized living.	It's PATHETIC!!!!!!!	Have some empathy and follow what other provinces are doing and have a rent cap mandate for Alberta!!!!

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91	Etobicoke	M8w1b1	Jack Greenberg	Compten	13.5 years	Mice, unpainted stairwells, garbage is horrible area	Yes!	Put in protections that Ford/ provincial governments cannot override
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92	Calgary	T2R0R6	don't know	Platinum Property Management (Royal LePage Owned)	~6 Months	I've had very few issues here generally, though still some. In trying to get the apartment, it was originally listed at \$1100/month (1bed/1bath), which was increased to \$1200 when applying, followed by additional move-in fees only brought up after signing the lease agreement, then there was my rent increase by 29% up to \$1550/month as of July 1st. The stairwell isn't cleaned all too often, which wouldn't be an issue save for the stairwell often working as shelter for the homeless at times, which has lead to puddles of urine sitting in the stairwell for weeks at times, but this is mostly an issue of homelessness, not the building. The entrance design makes deliveries very difficult as the buzzer is behind the locked door (I have no clue), making it practically useless.	They're subsidizing private-sector housing, which leads to private ownership and management, meaning landlordship will only proliferate, and with it the price-gouging rents, and cost-cutting measures on things like repairs, leading to a worse quality & standard of living for those stuck having to rent as a result of their socio-economic status, all whilst failing to tackle the issue of homelessness.	<p>Firstly, there needs to be a public sector for housing large enough to cover the needs of the overwhelming majority of the population, this can be done through</p> <ul style="list-style-type: none"> <li>- Nationalization of much of the private sector</li> <li>- Ending all tax-cuts and subsidies to the private sector</li> <li>- Bolstering public funds though increasing efficiency (Transportation infrastructure is a great starting place)</li> <li>- Greatly reducing the construction of single-family homes, opting for higher-density mixed developments</li> </ul> <p>These all take time and make up mostly longer-term solutions, so in addition to these actions, shorter-term solutions can also be adopted such as</p>
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								<ul style="list-style-type: none"> <li>- Rent controls, by way of rental caps or enforced lowering of existing rents</li> <li>- Nationalizations need to have rent prices kept low, not by market forces but by proportion to operation cost</li> <li>- Bolstering of shelters for the presently homeless, campaigns to try and move the homeless into occupied homes as a shared-living situation as a temporary measure should also be considered.</li> <li>- Enforcement of the completion of all queued repairs by a set deadline and the publicization of all waiting repairs, buildings slated for nationalization may be best to have repairs managed by the relevant governmental body, not by the present private owners</li> </ul> <p>The list can go on. Housing a population is not rocket science, we've been doing it</p>
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								<p>since the beginning of our species, the current barriers lie in the political will of our governments and the economic factors at play, namely the penetration of governments by private corporations seeking rent-extraction as another means of profit-seeking. The best way to ensure housing is to ensure the political will to house the entire population, this means keeping private corporate interest out of the political system, a difficult task which will necessitate the restructuring of the entire economy away from private hands.</p>
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93	Dieppe	E1A 1M1	Don't know	Killam Realty	1 year	<p>The apartment building I live in had a waterbug infestation problem for months despite the company sending an exterminator. It only stopped because I instructed the landlord to pour bleach down the drains.</p> <p>there is no in-suite laundry and the landlord has increased the on-site laundry cost to be MUCH higher than necessary. When I moved in, the rent was increased by 50\$ in fall and is about to be increased another 50\$ next fall.</p> <p>This is despite the building only being passable in quality and no ameliorations being done. These kind of issue have been typical of my experience with corporate landlords.</p>	<p>It makes it impossible to save up or have money for anything that isn't surviving essentials. I come from a very poor family, which means I have a mountain of debts from studying to better my situation. Yet in my early 30s, I haven't even yet had the budget to save up to be able to get my driver's license, a car, a retirement fund and even less a house. The price of housing needs to be regulated because housing isn't a choice. Poor people cannot save up to move to a region with lower housing costs. And</p>	<p>Rent control is necessary, inspection of rental units is essentials and more government housing is necessary. I would also advocate that public housing should be created to offer true competition as well as to help people find somewhere affordable to live.</p>
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							<p>even then, even most remote places have the same problem. When I was in university 10 years ago, I could find housing for 500\$/month for one person with everything included. Now in the same town, finding something similar under 1000\$/month with nothing included is very difficult. Let's remember that the government 20,000\$ to be the poverty line for a single person, yet that means that such a person would spend more than HALF of that measly income on rent alone. This is unacceptable.</p>	
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94	Montreal	H3X2H6	Don't know	Tondga Properties Inc.	~13 months	Unjust application/initial deposit practices, unaddressed water damage, rent increased from \$670 to \$712 because of "necessary building upgrades" which involved construction that made being in the apartment a sensory torture experience. Also meant I couldn't have AC in during the heatwaves, which resulted in multiple personal instances of mild-moderate heatstroke. When I tried to counter on my rent increase, they contacted the guarantor on my lease (my father) without informing me, and tried to get him to accept the rent increase instead.	With the current state of things, I will be priced out of my current apartment within 3-5 years. As a disabled person on government benefits who is limited both in capacity and right to work and earn additional income, i.e. someone living in enforced/legislated poverty, I am not only unable but not allowed to try to keep up with ever-increasing costs of living by working more. The lack of renters protections and government inaction and ineffectiveness in handling the housing crisis means I am living in	Ideally moving towards a Universal Basic Income would be a huge step in the right direction. Real rent control is desperately needed in the form of laws and regulations applied across the country that place value on the human right to housing above the landlord's right to earn more money. Ideally we'd see the abolition of corporate landlords and landlording for profit, and housing would become a universal right and public service. As things stand, tenants need more ways to report landlords engaging in illegal or shady practices, whether at application and lease signing/renewal, or in how buildings are managed more generally, and systems that will actually investigate reports and hold landlords accountable. Money collected through
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							<p>financial precarity, far below the poverty line, and puts me at increased risk for homelessness. As a disabled person in a country and province which are passing dangerous expansions to Medical Assistance in Dying (MAiD), I feel the lack of action to protect people like me is actively eugenicist. An already highly at-risk population, if our access to housing is not bolstered and protected, we are more likely to end up in precarious and distressing survival situations (including but not limited to</p>	<p>unfair landlord practices should be returned to the tenants. Creation of more socially subsidized, affordable, housing is essential. More protections and supports for renters on benefits like welfare/disability. Laws allowing landlords to prohibit pets should also be reconsidered, with limited rental options allowing pets at all, and "pet rent" making housing inaccessible for so many people. Relatedly, with medical services being increasingly hard to access for so many, I think it is worth considering how we can better protect accessibility accommodations for renters like companion/support/service animals, as well as medical marijuana use.</p>
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							homelessness) which are direct and common causes of psychological distress, including hopelessness and suicidality. It's clear to see that a lack access to safe and secure housing is one of many factors leading vulnerable disabled people to turn (or be illegally suggested, as had been reported on multiple occasions) to consider MAiD. I feel the government has placed me on a pipeline where I am just waiting for their negligence and inhumanity to land me in such a dire position where I have to consider or be offered MAiD. I believe this is a	
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							<p>massive and unethical human rights violation, which exposes the social/government attitude towards disabled people as being "drains on the system" to be discarded, unworthy of humane treatment and support. The government is too comfortable making disabled people's lives unlivable, and then offering us death instead of support and access to things like housing which should be considered a human right. There are certainly other angles to this issue,</p>	
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							but I think this is an important one to talk about as fascist, eugenicist ideologies become more pervasive and accepted in our country and culture, both socially and in government legislation. We are seeing a (rapidly increasing) disabled population be abandoned due to government negligence/incompetence and the mishandling of the pandemic. With our healthcare services profoundly strained to the point of failure, disabled people are dealing with decreased access to essential	
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							care, and as a result, increased vulnerability to physical and mental health issues and crises. Housing unsafe or insecure housing situations lead are a meaningful contributor to negative health outcomes for disabled people. Housing and healthcare may be treated as separate issues in government but it must be acknowledged how intertwined the two are.	
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95	Kitchener	N2E 2K1	<a href="mailto:294chandler@greenwin.ca">294chandler@greenwin.ca</a>	<a href="mailto:294chandler@greenwin.ca">294chandler@greenwin.ca</a>	20 years	Broken elevator, cockroach, bedbugs Water leaks/brake down repairs,etc.	It's definitely troubling that's for sure.	Give us more money and keep an eye on these corporations/ Landlords.
96	Moncton	E1A 5A5	Don't know	Rent NB	15.5 years	The Super constantly threatens the tenants that if they complain about things around here they will get kicked out. Also one elevator hasn't worked since before Covid hit.	They don't care and neither does the province I live in. We need affordable housing like; \$750 a month for a one	The govermemnt should put a rent cap on the apartments and allow for a minimum of so many apartments in every area of the province to be allocated

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						<p>The other elevator, well you just never know when it will break down or when it will work. I'm not even sure if I'm going to be living here much longer because I went to the RTT about the elevators and the super says it's up to the rental company now if I am able to stay or if I have to leave. I was scared before to tell the RTT about the elevators because I'm disabled and need the elevators to leave my floor of the building to go to the laundry room or leave the building or even to check the mail. It's a safety issue as well what if there was someone having a heart attack on the 6th floor how would the paramedics get to them and get them out if the elevators are not working? The management don't seem to care about the tenants who pay the rent here! I am an NB</p>	<p>bedroom apartment and way less than \$500 a month for a bedroom in a rooming house. An affordable bedroom in a rooming house would be \$375 - \$400 a month. The government needs to put a rent cap on these new apartments coming up and make them affordable for low to moderate income families. I live on disability every month and can barely afford to survive even living in an NB Housing unit. How do people living on minimum wage part or full time do it?</p>	<p>as a proper affordable housing for low to moderate income family or single person.</p>
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						Housing tenant in a private building and have therapy cats (2) and was told by NB Housing that in order to get another apartment with them that was wheelchair accessible I have to get rid of my cats even though my psychiatrist has written me a letter saying that I require these animals for my mental stability! They say that the buildings do not allow for pets so I am not allowed to have them! My disability is just as much mental as it is physical. Please help me.		
97	Québec	G1R 4E3	don't know	Cap Reit	21 years	rent increases every year, no repairs to laundry room, second-hand smoke infiltrates apartments of non-smokers (who according to Cap Reit, have NO rights in a smoking building) - if we don't like it, move, even if we can't afford to.	it is a nightmare...we have no assurance we can afford to keep our apartments, let alone move, we seemingly have no value, we are not worth protecting, it's very disheartening.	FIRM rent controls, affordable, environmentally friendly social housing available to ALL who need it. Income-to-rent apartments for ALL who need them.

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98	Toronto	M2K 1B8	Don't know	GWL Residential	22 years	Building has been bought and sold with new management four times - relations with management change with each new buy out. Suite maintenance is always a struggle. Cheap repairs, poor quality repairs, refusal to update decades old infrastructure (i.e., kitchen cupboards built in the 1970s). We are trapped here because of prices in the city/province and it is clear, the Landhord wants us out.	Housing in this city, province, country is under the tyranny of greedy corporate landlords, the real estate racket, and absentee governments. Real estate has become the most popular place for "investors" and there is no recognition that people need a place to live. Housing is all about money now. You either pay or you live in the street. Government lack of intervention in this crisis is criminally irresponsible.	Do what they did after WWII. Build housing, manage and finance it, The Banks, the private sector has failed at providing safe and affordable housing. Government must step in and provide both rental and purchasable housing for everyone who can't afford the private sectors demands. Government must provide competitive mortgages AND affordable, safe, high quality housing AND impose serious standards that protect tenants, purchasers, and address climate disruption through efficient designs that include strict mandatory insulation - heating and cooling. They need to look to other systems, for example Finland, and get to work providing Canadians with a dignified place to live.
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99	Ottawa	K1L 7W1	Don't know	CLV	18 years	It has varied over the years with different owners. The most recent problem came with construction in the front door of the building. This blocked the letter carrier from delivering the mail and we went without mail for several months. After the renovations the intercom did not work making it necessary to go to the lobby to pick up deliveries. This also took months to fix. The previous owner, Primecorp, was taken over by CLV since these issues were addressed. Over the years I've had too many experiences to get into here but they often had to do with pest control	The federal government's lack of action is worsening the housing crisis and making rents for low- and moderate-income tenants unattainable. Neither the market nor the province will solve the lack of affordable housing, and the federal government must address this.	Reduce the tax breaks for REITs; create new affordable housing projects.
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100	Ottawa	K2G 0M3	don't know	CLV Group & InterRent REIT	8 years	<p>Renting from CLV Group is a good experience as long as everything is going well. When it is not, it becomes a full time job to get the company to act. In 2018, it took over half a year to get the company to fully address the issue of mice in my apartment. It took five months to get a window with a four-foot crack replaced. It took everything from posting on social media to showing up at the main office with a bucket full of dirty water to get a leak in my bedroom ceiling repaired, and just recently it took two solid weeks of nagging for a five-minute repair job when, after replacing my leaking dishwasher, the maintenance workers insufficiently stopped up the hole where the mice were coming in. This led to mice defecating on my kitchen countertops and in my under-stove storage. Mice scratch inside the walls of the apartment; my report on this</p>	<p>Low- and moderate-income tenants must put up with unpleasant and even unsafe living conditions to be able to afford a roof over their heads. Longterm tenants cannot move, as the price of rent has sharply increased. New renters cannot find a place at all. The stress of this financial burden decreases quality of life and leads to hunger, the highest food bank usage in years, and child poverty.</p>	<p>A rent ceiling, regulations put into place to forbid corporations from purchasing large blocks of housing, laws against demovictions and renovictions, tax breaks for alternative housing like co-ops, build more affordable housing, laws to protect existing affordable housing, strict regulations around apartment quality that do not cause an increase in rent, income support for low-income and disabled renters.</p>
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						<p>was ignored.</p> <p>On top of this, this year CLV Group has asked the Landlord and Tenant for a 5% rent increase. While it has not yet occurred, this feels to me like insult on top of injury. It will be challenging for me to afford the additional increase in rent, yet I cannot afford to rent anywhere else. I am trapped here.</p>		
101	Calgary	T2R0R4	GWLRA	GWL	8 YEARS	<p>It's been a nightmare with construction being done on the outside of the building! The noise is unbearable. The heat...omg unbelievable! &amp; then they have the audacity to increase the rent by \$400.</p>	<p>Employers aren't paying more &amp; so we are literally working to pay rent or have to live with a bunch of people in order to have a roof over our heads! Why isn't the federal government putting a cap on rent to stop these money hungry corporations.</p>	Put a cap on it!

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102	Hamilton	L8k6c8	Don't know	CLV Group	9 years	No office staff onsite, can't get our lease agreement, don't know what the rent is after asking numerous times from the HQ. As well our car was broken into and the OPP couldn't get ahold of the building for camera footage. No composting for our building, took years to get things fixed in the apartment. Give tickets if you are parked in the visitor area	The government has been useless in this issue.	Doug Ford needs to spend that \$22 billion.
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103	Red Deer, Alberta	T4N 6R1	Sunreal Property Management	Sunreal Property Management	4 years	Buildings are run down, suites are outdated. Original cupboards, fixtures, plastic bifold doors from the 70s. And nothing in good repair. When I moved in, suite was filthy. Kitchen cupboards greasy, old wall to wall carpet all stained up, packed down. Windows filthy. Broken window. No GFI receptacle in the bathroom. Exhaust fan doesn't work. Move in inspection report falsified. Water frequently turned off for repairs. Elevator frequently shut down for repairs. Pool frequently not available. Loss of services even though rent is paid in full. Main heat to the building shut off in April each year, not turned on again until October. No adequate heat during the coldest days in the winter. Barely gets to 60 degrees. Temperature difference between living room and bedroom of about 15-20 degrees. Homeless people in	We have been completely abandoned and are expected to take on the fight with these big corporations by ourselves. Even though the oversight board RECA has been found to be corrupt and the complaint process has been proven to be ineffective for tenants and biased in landlords favour. We are in a no-win situation, which means we have no hope. Guess what living with no hope feels like.	We need more government involvement. There has to be consequences for these landlords for thumbing their nose at the Residential Tenancy Act. Across the last 40 years, it has been proven that tenants trying to hold these companies to account is NOT working. These companies will not change, don't want to change their tactics and toxic practices. Time for government to force change.
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						the stairwells at night with weapons and drugs. Rent increased by \$100 last year. Increase of \$150 this year. Loss of mail delivery because mail boxes kept getting broken into.		
104	Ottawa	K1G3N9	Paramount Properties	Paramount Properties	12 or 13 years	They make up rules like a fine if you leave anything in the laundry room of \$50. They never give us 24 hour notice. The pool is only open in the afternoons. The lockers are only open in the mornings & once a week in the evening. They haven't changed the carpet in over 10 years.	It's atrocious the prices that they have let Landlords gauge the moderate to low income tenants. Inexcusable. It's putting people on the streets this lack of affordable housing. I'm disgusted with the Ford Govt for uncapping rents for his rich friends.	Cap the rents retroactively. The Federal Govt must get involved.



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105	North York , Ontario	M3M 1K1	Hannah Properties	Sanderling properties ( just changed name )	4 .5 years	<p>Since moving into this property we lost a very active Super. She left sue to the new company that purchased the building, denied most claims needed to upkeep the building. Since I have lived here. I have had 3 water leakages from the roof. They will not repair the roof properly. There have been pieces of ceiling in the hallways soaked and falling down. Holes left for at least 6 months only being patched instead of actually replacing the roof. My unit has had water coming in through my ceiling in so many places. With no water remediation being done. As the ice melts into my ceiling from the roof and window frame. Two years in a row. The simple patch job to plug holes that we had to make to control the water flow of the leaks. No proper repairs being done. There have been nice taking over the building and cockroaches are out of control.</p>	<p>I believe that the government has failed the housing situation in toronto. Allowing rich corporations to legally wiggle their way out of taking care of purchased properties, allowed them to purchase to tear down and allow so many condos to take over the rental market. Allowing the rental market to become out of reach for most people. Tear down beautify the city, get rid of the people that can't afford to live as a human. Forget them. So many homeless people are ignored and the government just shows a blind eye to the lower</p>	<p>More private companies doing spot inspections. Lower rents period. Especially for buildings that are older. Creat more housing incentives for the smaller landlords. Allow companies to own 5 or less properties. Tenant inspections. Allow the tenants to report issues that are not being taken care of. Unforced fines on landlords that don't manage the buildings they own. Employe tenants to maintain properties to give them work experience and allow tenants to take pride in their homes. Allow far more co-op buildings. But must provide more programs to teach people repair and business dealings to maintain properties. It the work in hands that really desire to work and live in a program. Not just the youth. Mentor</p>
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						<p>They only offered sticky pads for mice. I even had to purchase my own mice traps. They did not provide. The air ventilation system has never been cleaned in our building. I have asked tenants that have lived in the building for over 30 years. They have never had the ventilation system cleaned since living here. We have had human feces left in the hall. We Get our floors washed every two weeks. Our super has stopped doing any clean ups around the building as she says she is not cleaning up after these people and children. It's not her job is all we hear now. The landlords has stopped writing any complaint notices to the tenants. They have said let the tenants deal with issues themselves. I am a single woman living alone and has has big drunk male tenants threaten me, laugh at me if I say I'm going to complain to management. Leaving me</p>	<p>incomes population. Yet allowing strangers into the country and providing so many services to them. Yet we have an increasing homeless population mounting. Working Canadians can't afford even a one bedroom apartment for an entire family. A lot of these people are families that worked and paid into the system all their lives, and now face eviction by greedy corporate landlords. Or landlords that know how to make things look good on the surface to pass really minimally regulated</p>	<p>programs and such are only given to youth and they don't want to work. Make it a requirement to receive lower rents. Put the power back into all generations. To live like humans. Please. Don't keep handing out so much power to the rich populations. Stop giving away public money to people that don't want to put back into society. There are so many programs that help the rich get richer. Make the people in charge, be fully transparent about decisions. No more back door deals allowed.</p>
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						<p>terrified of unruly neighbours that clearly don't care about so called rules in the building. We have a tenant threatening the building with voodoo paraphernalia all over their doors. Walks around smudging stuff in the hallways and elevator doors. Caught on camera on floors he does not live on. Claims religion so he can't be touched. Even though he burns incense and blows it up and down the halls. Chocking out a lot of his neighbours that have oxygen tanks on his floor. People are gasping at the smell and can't rely on management to control this behaviour. The mould is strong smelling in the hallways. They have had water damage in apartments and hallways and do not steam clean the floors or vacuum. The two supers blame each other for the equipment being broken or it's not their job. It's like a kindergarten class in this</p>	<p>inspections. Shame on the government that want to look good to the other countries taking in so many people. When you don't take care of the hurting people that have paid dirty politicians pay checks . I feel abandoned by the government. It's true when they say money makes the world go round. Just wait and see have far this can keep going now. We are going to implode on ourselves. Greed and ignorance is all that surfaces from this world. Sad.</p>	
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						building as far as management goes. They refuse to fix balconies that are in real need of repair. Windows are very old in need of replacement. Especially where the water is entering my apartment. They keep telling me that they won't approve any big jobs.		
106	Ottawa	K1Z8M6	Homestead Land Holdings		8 yrs	Bedbugs.. had to leave my apt. for 71 days. They did not offer to help. Closet doors bang constantly. Pools - indoor is always under repair or upgrade.... outdoor pool has yet to be cleaned. It looks like cesspool. so many more problems	Unless the Feds step in to do something, there will be more people on the streets and dying or choosing MAID because they can no longer afford to rent anywhere.	The feds need to help people who need it. I don't understand why it's so difficult for them to do the right thing.

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107	hamilton	l8t2s1	don`t know	Drake Properties changes to Lankin Living	5 years	water damages from renos above, done in the past 3 years. huge holes in kitchen ceiling, bathroom walls water damage and mold around tub ( was told it wasn`t mold). A hole on living wall opened up for wiring to renos. I Have sent pics e-mails and phone calls. Am told I would be contacted by maintenance. Most recent contact 2 months ago.	we struggle to stay financially above ground. we continue working after retirement regardless of health. not knowing how secure or homes are. I truly believed my government cared about its seniors, disabled and homeless. My God how they``ve proved me wrong.	for every new condo build I feel coporations should have to also build a low and moderate affordable apt. one for one. No one should live in fear and damages. No one should live in a tent camp.
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108	Surrey	V3R4B6	Onni Group	Capilano Property Management Services	3 years	Lack of repair and maintenance, pests, broken elevators, lack of communication with the property management company, rent increases, harassment by the landlord.	Landlord's are taking full advantage of having no consequences for not fulfilling their responsibilities and using intimidation tactics. Tenants don't know their rights and even if they do, they are too scared or feel hopeless in a fight with big corporate landlords	Fine the landlord's for not doing repairs, lack of adequate maintenance, threatening tenants. Look into loopholes. Ensure people across at least province have the same rights. Let tenants report inappropriate practices anonymously. Inspect reported Landlord's and their buildings. Create an option for mass case submission in RTB - if a lot of tenants from the same building have the same issue with the landlord, they should have an option to despute it together and pay one fee.
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109	London Ontario	N5Y4R9	Sireg Property Management	Sireg Property Management	10 years	Harassment from regional manager when I report seeing cockroaches throughout the building. Failure to do a building wide treatment for cockroaches. Lack of heat in winter. Sewage water leaked in hallways and carpets smell and never cleaned up.	The lack of affordable housing means there's nowhere else to go if I leave this building.	More oversight of corporate landlords. More rights for tenants. More affordable housing.
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110	Edmont on ALBERT A	T5G2A7	Bernice Lim-Tran & Austin Tran + 2103648 Alberta Ltd. > diverted to 1201776 Alberta Inc. = RAYACOM "printing" company	As above (maybe); from Aug 1, 2021 - April 5, 2022 = Alta-Pro Realty (Principal Helison Aniyi)	Almost 11 years (detached 1928 house); evicted and ordered to vacate June 30, 2023	Serious disrepair issues from 2018 onwards including multiple mice infestations, multiple floods and more. I filed AHS & RTDRS complaints against them in May 2021; they retaliated, committed fraud, falsified claims & documents, and the Courts supported them. I was awarded a \$3930 rent-abatement and the courts allowed them to claw-back the entire award via a retaliatory, retroactive rent-increase (and then some, e.g. I had to pay almost \$2600 in transcripts that we also falsified). My story/case is far too long and convoluted to repeat in full here, but we have paid our slumlords over \$166,000 since just mid-2015 and our entire family is evicted anyway. We have not been able to find another house we can afford (no money to move, no money to pay security deposit and first month's rent to secure a new place). It is June 23, 2023. We	All political parties appear more interested in keeping the housing bubble afloat via artificially-inflated property values that enrich residential real estate "investors" and speculators, which destroys the lives of lower-income tenants via too-high rents for substandard housing with serious disrepair issues that we tenants must remediate ourselves, costing more money/time, loss of income, inability to plan anything, inability to 'simply move', and loss of hope. "Destroy" is not	Ban or at least limit residential real estate investment by for-profit corporations, including "small mom & pop landlords" (who are often not, actually). Aside from ownership of primary dwellings, it should be limited to non-profits. Figure out a way for low-income tenants to be eligible for mortgages that would cost us far LESS than what we have to pay in rent. Ban ownership by numbered corporations and/or require wholly transparent beneficial ownership that tenants are entitled access to. Tenants are paying ridiculously high rents to multiple layers of corporate-veiled landlords, many of whom are obviously money-laundering. FEDERAL RENT-CONTROLS that prohibit individual provinces/territories from being able to raise rents higher than inflation, and LANDLORD LICENSING "with teeth" that protects tenants from living in disrepair and/or permits tenants to either legally withhold rent until
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						are currently putting everything we can't give away or will be forced to abandon (another liability) into storage and making arrangements to stay with separate friends in Alberta & Saskatchewan. On June 30, 2023 at 12:01pm we will be homeless. I cannot express the disillusionment, contempt and disgust I have for our so-called "justice system" and how "Canada" allows landlords to treat tenants (regardless of income-level).	hyperbole. If we complain they simply raise the rent more than they know the tenants can afford, creating massive life-disruption, loss of community, and the Alberta Courts support them.	repairs are completed and/or do our own repairs and deduct from future rents. Giving unethical landlords carte blanche to do whatever they want, treating tenants like their personal ATMs, while the tenants are also REQUIRED to take care of the landlords' property is the new serfdom. One thousand years of English "common law" permitting landlords to run roughshod over tenants is enough. Enabling landlords to treat tenants like this is destroying the fabric of Canada. Suspend immigration until more AFFORDABLE housing is built. Nationalize residential housing; if established developers won't build AFFORDABLE housing, create a Crown Corporation to hire qualified builders who will.
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111	Kingston	K7P 1 M8	Osgoode Properties	Same as above	1 year	<p>Landlord does not abide by landlord tenant act by not giving notice before entering the property. When given a request for work in unit they indicate that they just need to come in when they can.</p> <p>They only allow one portable/window air conditioner in a unit that is not designed to allow air to flow. This has resulted in parts of apartment being almost unusable during heat waves.</p>	It is almost impossible to find affordable housing and adds unnecessary stress which can and has lead to health implications for individuals.	There needs to be regulations on what can be charged for rent and big corporations should not be allowed to increase rent every year.
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112	Calgary	T3C 3S3	Donna Henrickson	Unitii Corp	1 year, left on February 2023	For the initial price, the place was okay at first. However, the main issue was the communication with the landlord. Every communication regarding a maintenance issue was perceived as a personal attack, and the tone was aggressive with the clear intention of making it difficult so that we would contact them as less often as possible. Also, the central heating was shut down really early in March, or turn on quite late, and the windows were not well insulated, which mean that we were regularly freezing during cold snaps. There was a bike room, but someone attempted to steal my bike, but the answer of the landlord was that it was probably a mistake from another user, as to avoid having to do anything to guarantee the security of this room. In February 2023, a portion of the suspended ceiling in the entrance	This is a major source of stress that affects the other aspects of tenants lives (professional and personal) which can in return makes finding a place harder, creating a vicious circle.	Stop relying on private companies and investors to address lodging issues. This should be a public service, and it could mean nationalize some of the private companies. In the meantime, a rent cap could help, but I am afraid that loopholes could be found.
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						<p>collapsed due to a spill caused by frozen pipes. Finally, we were told that our lease would not be renewed at the end of the first year, without any justification. Then when we saw that the building indicated vacancy, we did not understand how it could be possible, and after inquiring we were offered to renew our lease, but with an increase of 50% (from about \$1100 to \$1700). This could be due to the fact that the building ownership changed in the end of 2022 to Unitii. We left in February of 2022 for all the reasons above.</p>		
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113	Fredericton	E3B 1J3	Gorham Real Estate	Gorham Real Estate	Almost 2 years	<p>When we first moved in the unit wasn't in great shape (cracks in the walls, nails sticking out of the walls in the living room, non-functional oven, broken controls on the washer, etc.). We put in several maintenance requests, but it still took them several weeks to come and do repairs.</p> <p>Our rent increased almost 1000\$/year every year we've lived here (including during the pandemic).</p>	<p>There's a shortage of housing at the moment. Housing is being bought up by rental companies, and people are locked into increasing high rental contracts. The cost of living is increasing, and wages aren't keeping past with inflation, making it increasingly difficult for low- and moderate-income families to make ends meet.</p>	<ul style="list-style-type: none"> <li>- Rent control</li> <li>- Government subsidized housing</li> <li>- Limits to how much housing can be bought by landlords/for renting</li> <li>- Strengthening of tenants rights</li> <li>- Cutting tax benefits for landlords</li> <li>- laws protecting tenants against « renovictions »</li> </ul>
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114	Vanier-Ottawa	K1L 7L6	OPG Holdings- founded by Currey Insurance and Investments at 854 Bank Street Ottawa	Lapage Pelletier	Since January 2013	Previous owner Henri Louis Mercier was a great landlord who because of deteriorating health had to sell the buildings 249 and 253 Des Peres Blancs Avenue. The new owners were trying to evict all the tenants nearly 3 months before they even owned the buildings. It was only when I was having my income tax done in May of 2021 for the 2020 tax year and was telling the person about the new soon to be owners about the eviction notices and	Allowing predatory landlords to use their excessive wealth to be so hurtfull and inhumane to buy property to evict tenants through renovations and demovictions.	Abolish renovations and demovictions !
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						<p>my plan to buy a camper or a utility trailer to make into a home by building a shack on it- that I was told that ACORN has helped people avoid having to move before ! After they bought the buildings and the tenants had a protest in July 2021 and 45 minutes before a second one at the Bank Street office,they backed off-only to reactivate the eviction notices which failed and led to only 3 tenants out of 12 remaining.The rest took buyouts along with 2 who were not paying their rent even got a buyout too !</p> <p>Unfortunately,on Tuesday June 28,2022,Jude Belanger one of the 3 tenants who managed to stay was found dead in his apartment at age 82.He was unable to afford to pay for a phone because of having to repay the "FREE RENT".As you probably would</p>		
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						assume, the new owners didn't waste any time in getting that apartment renovated to raise rent from I believe an estimated \$604.00 per month to \$1150.00 per month for the bachelor unit !		
115	Kitchener	N2C 1W7	Michael J. Beer	Found Spaces inc.	12	Wrongful eviction or Renoviction. Lack of repair and maintenance. Predatory changes to lease to get more money. Confusing notices of forcing tenants to end tenancy.	Allowing privileges to landlords to misuse and abuse the system, Like renoviction is a systemic flaw that gives room to	A bylaw must be established to put a stop renoviction and a stronger protection for renters and tenants.



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							landlords to abuse their power.	
116	Hamilton	L8R3H8	don't know	Effort Trust	since 2019	lack of communication with landlord, building in disrepair so bad the city ordered that it must have repairs to bring it up to safety standards 2 years ago and it's still in construction, flooding so bad o the first floor we had to "temporarily" restrict access to one of our fire exits, elevators under constant repair (along with an elevator inspection pass that expired April of 2021 ["but the current one is just in the office", they say])	Allowing corporate greed to be so present in rental tenants (especially in low- moderate-income households) lives has resulted in a general feeling of distrust and despair. Always feeling like you're one strike away from being houseless is spirit-crushing. And with rent so high, it feels like there will be no way to save up to escape, or to be capable of affording our own property in the future.	Rent control, restrictions on what/how many properties can be owned and operated by corporations, mandates for swift repairs when there is a safety issue

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117	New Westminister	V3L 3N7	Mandalay Terrace Apartments Holdings Ltd.	Harron Investments Inc.	13 years	I'm being evicted because the landlord says he wants the apartment for his son but in reality it's a renoviction. He wants to renovate the apartment and then double the rent to a new tenant.	The rental vacancy rate in Vancouver and Toronto is almost zero and rents are going up 20 % a year.	
118	Surrey	V3r4b2	Dont know	Capreit	2yrs	Lack of repairs, mice around building and in storage area, rats outside, rent increase every year.	I can't afford groceries, extra stuff for my boys cause rent is getting insane for a dump.	Regulate / stop rental hikes every year, ensure the living conditions are above a bare minimum.
119	North York	M3N2W5	NHD/Sorbara Group	NHD Developments/ Sorbara Group of Companies Ltd.	10 years	Elevators are constantly messed up work orders are done half assed if at all have yet to receive interest on last month's rent for 10years which by law is supposed to be given yearly. They are proposing to demolish are pristine forest have poisoned some of the trees with intent to buildc3 condos etc etc. Pure slum lords Sorbara is worth over 1.4billion.	They want us to be slaves to their trickery and mind fuck us constantly. We need to take action.you	

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120	Toronto	M5N 1J5	CAP REIT	CAP REIT	10 years	<p>While our rents steadily rise, services have greatly diminished. We no longer have a live-in super, which for me should count as a rent increase -- loss of an important service. I have had an issue with cockroaches for years and they treat my apartment but only treated those around me when I demanded it. My kitchen pipe burst and it took a full 7.5 hours for the new maintenance company to send someone. Water poured soaking my wool rug and warping the floors, which were not replaced. They DID remove the lower kitchen cabinets because, again, I demanded it on the basis of mould potentially building up. The worst situation was when the overflow or back-up (not sure what it would be) sewage system failed. We smelled sewage in our elevators for weeks before someone finally did something and then it became an "urgent" repair.</p>	<p>Mentioned above -- 2 families sharing 2-bedroom apartments (1 1/2 baths) and 4 adults sharing a 1-bedroom. There is nowhere to move to, even if your landlord is threatening you and refusing to do necessary maintenance. At 69, I had hoped to retire this year but at this point, my pensions won't even cover my rent and I am actually in a much better place in this respect than many others I know -- because I have a separate pension from CPP and OAS. Our governments are essentially legislating poverty --</p>	<p>I am not sure that it is on the federal government to rein in the provincial governments but ACORN's ideas about changing the practices so that co-ops and such organizations can actually purchase buildings, with federal assistance would help. Co-ops no longer take applications because they have thousands of people on their waiting lists. This should not be the situation. Rather than taking the years it takes to find land, purchase land and build "affordable housing", why isn't our current housing made more affordable? One of the reasons is low wages, so a minimum income needs to be established in coordination with controlling the rampant greed of our landlords.</p>
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						<p>Much of this is down to the building manager, but when I asked to have my fridge repaired or replaced because I had found cockroaches in it, I was told that there was a "budget freeze" so nothing could be done. CAPREIT has been making HUGE profits for its shareholders but they can't fix or replace a fridge that is at least 12-15 years old? The cost of a 2-bedroom in this building is now in the realm of \$3000 while 1-bedrooms go for around \$2200. As a result we have 4 adults and a baby living in a 1-bedroom and 2 families in the larger 2-bedroom suites. What else are people to do? TRUE rent control needs to be instated and ACORN's efforts in that respect are appreciated.</p>	<p>Doug Ford's policies of keeping wages low while allowing landlords the opportunity to raise rents between 2.5% and 5% should be viewed as one of the causes of homelessness and food bank usage.</p>	
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121	Toronto	m9v3b1	don't know	Golden Equities	46 years	Since this big corporation took over: over charging rent and not following government rent control despite the fact that we have the original lease, charging for water and air conditioners, huge increase for parking fees even though parking is included in our rent, not making repairs, took my husband off the lease renewals, ver. little hot water; all this especially target us elderly tenants	It is disgusting!	Make it happen and decrease the number of homeless people. it should be the number one priority.
122	ottawa	K1L 5S1	jordan shaker	dont know	12 years	we been living in poverty for 12 years rat issue most year / mold /bathroom repair never done /electricity problem (paying for other tenant hydro) ltb dint see anything wrong there /evictions (but dint work for him)water dripping in bathroom when its raining out side	its criminal	make a law to force corporation out of any real estate (rental)

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123	Mississauga	L4X 1R8		Capriet	11 yrs	When they do repairs they don't fix it properly the first time so they have to fix it again	There is no help for tenants to deal with landlords raising rent and renovations that happen as well most tenants end up homeless because of these management companies	Have strong boundaries for these corporate companies and fines if they decide to take over a small building where are these tenants to go when they take over a building there should be provisions in place for these tenants and affordable housing is not easy to find because of these investment companies. What happened to the relationship with tenant and landlord. We have lost the trust in landlords because of these investment companies.
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124	Etobicoke	M8V0C2	Bensu Tang	ACE Condo Management	1 month	It took me a lot of energy to get the most basic of information from all the people involved just to move in to the place- from key pickup, to how to maintain the unit, etc. The garbage chute on my floor has not worked the whole time I have been here and I have let people know about it. I have never been shown how to access my storage locker, there is mold in the laundry machine, and some of the lightswitches in the unit are broken. Every time I contact the landlord or building I feel like a massive nuisance and like I am nit picking.	I think it is making being alive untenable. My industry is dealing with a strike right now meaning that the work has dried up, and I had to shell out \$10,000 in one go to get this apartment (first and last three months' rent)	Wages need to increase more than anything, and rent needs to be better controlled. Tenants need more literacy about their rights.
125	Toronto	M6B 3H3	Nubury Properties Limited	Sterling Karamar	14 years	Asking for illegal AC charges	It's causing malnutrition due to high rents and finite income which in turn leads to health problems for families	Rents should be geared to a percentage of income

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126	Toronto	M5R2M1	Goldstein	Briarlane Property Management	17 years	Not bad but could be a bit better. Any repairs are mediocre but the repairs are made	You end up in paying high rents for poorly maintained housing and your happiness and welfare disappear along with good health.	Fine them and limit them to the amount of housing they can purchase. Monitor them all the time.
127	Hamilton	L8N 2B4	Martha Bendzsel	None	17 years	Pest control has been consistently inadequate - took the landlord to the LTB, issues with roaches and bedbugs persist in the building. I am unable to keep my belongings out in the open due to the constant presence of bugs. The only repairs happening are ones that are mandated by the city the underground parking lot was hazardously neglected to the point that the individual floors of the garage were filled with holes. the apartment common spaces are exceedingly dirty laundry room is locked - the	The federal government's inaction is trapping long-term tenants in their rent-controlled units due to the lack of affordable options. Housing needs to be geared-to-income. The data on average wages is readily available; rent caps based on average wages in an area should be a common-sense policy, nationwide. Tenants at the most vulnerable reaches	landlords should receive proportional monetary damages for exploitative extractive rental rates. Geared-to-income rental rates should be the law of the land.



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						<p>landlord uses access to the laundry room as a displacement tactic.</p> <p>Landlord permitted the building to fall into disrepair in order to drive up capital investment to justify an AGI</p> <p>Landlord is also attempting to pass off tenant investment into building upkeep as an expense she put into the building herself.</p> <p>Landlord has neglected the exterior of the building to the point I sustained an injury from a fall due to an unshovelled sidewalk.</p> <p>I have elected to perform my own repairs myself because the landlord refuses to pay for adequate materials for repair - I feel like there is no point to submit maintenance requests due to the landlord's refusal to invest in their property.</p>	<p>of society are reliant on the rental housing market in order to remain housed - there are no other options!</p>	
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128	Scarborough	M1T 0A5	Eppie Chung	Right at home realty	2 years	harassment by property management	rent affordability is affecting the most vulnerable populations and driving people homeless	Better tenant rights, policy reviews on who gets to purchase property in the city and more affordable housing for families.
129	Victoria	V8V 3Z8	Jennifer	Tara Place@capreit.net	1 year	Did not tell me that rent did not cover utilities and that must pay on top of rent also everything must be on computer and 8 different codes (to difficult for me and very stressful) I am forced to do preauthorized payments and not able to see details of bills.	The rent alone is more then my pension and must go into savings to pay.	Create more rental housing and include the utilities with rent and not done by computer.

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130	Calgary	T2K 5Y5	Don't know	Northland Properties	Since April 1, 2022	<p>We loved the building and especially the quiet neighbourhood at first compared to our last one (which was Mainstreet where we suffered bedbugs and gastrointestinal infections, threats of physical violence, filth, etc. for almost a decade - they ignore court orders to pay me back).</p> <p>We moved in here and it was managed by Starlight then, who is absentee but everything was clean and the maintenance employee was on top of fixing things. Sometime in summer 2022, Northland Properties (who should really stick to restaurants only) took over. There is a building manager who seems to have zero authority to do anything since. The first issue was that rent wasn't taken out for a few months, then all at once. When I signed a new lease, a raised rent was taken out before the old lease was finished and they</p>	<p>It worsened the lives of everyone. If low/moderate income people can't afford to live, the next in line to be on the bottom and stepped on are those who thought they were comfortable. Years ago, a person who could afford 1600/month housing (like myself) was pretty safe. Now I'm sitting here being lied to and ignored by the place I am a customer of (the heat not working pisses me off SO much - I don't care if it is summer. It should WORK)</p>	<p>There should be NO "big corporate landlords". It isn't that hard to see how that has been going for the past years. REITs are run like organized crime - not like real businesses. They know they are above laws too. Laws to protect landlords were originally meant for normal people who are landlords, not corporations. What my son and I are going to do to buy/rent a house is NOT buy/rent a house in Canada soon. I work at home and plan to move to Mexico where housing for the same price and better quality by far is readily available for people like me. That's the only solution to housing in Canada is to leave Canada. I feel sorry for anyone stuck here who ever wants to buy a house or wants to rent a place that is not filthy, loud, dangerous, or infested.</p>
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						<p>did not pay it back. I got the funds back by cancelling direct withdrawal (never again! now that</p> <p>I know they can just help themselves whenever they want to my account!!) and providing cheques to the building manager instead. The first cheque took ages to go through because they did not bother cashing it on time. Next, the cleaning lady, who has worked hard every day here for years suddenly had her hours cut so short that the place is now dirty. The garbage frequently backs up in the chute and the laundry machines are so filthy I started using my sink to wash clothes. On top of that, the heating (hot water baseboard type) suddenly stopped working and the problem is being ignored. It is summer but if there is a cold night the manager offered a space heater, which would be connected to the electricity I</p>		
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						<p>pay for.</p> <p>It has been over a month that there is no heating to the house but it is part of my rent. I don't really care if it is "hot out". I want the services I pay for and especially heating, water, etc. There have been other days where the water just stops working, and doesn't heat up like it did before this "company" took over.</p> <p>There is never any notice of ANYTHING and there is no way to communicate whatsoever with this trash company except through a single building manager who has no power.</p> <p>My son and I were so happy to move here and get away from Mainstreet which should NEVER be in business..NEVER. It is disgusting how these "companies" that are constantly stealing millions from people</p>		
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						<p>who do not know how to stop it are permitted in a country like Canada. I make over 75000/year as a software engineer and yet my house costs more than 1/3 of my income now that they keep raising it and providing less services (including basic needs then I have to pay for it) At Mainstreet townhouse I had to pay literally thousands to fight bugs, and counselling for my family who actually suffer PTSD from that and fear of criminals that "company" moved in beside us.</p>		
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131	Welland	L3c1x9	Don't know	Crestview Investment Corporation	8 years	<p>We loved the building and especially the quiet neighbourhood at first compared to our last one (which was Mainstreet where we suffered bedbugs and gastrointestinal infections, threats of physical violence, filth, etc. for almost a decade - they ignore court orders to pay me back).</p> <p>We moved in here and it was managed by Starlight then, who is absentee but everything was clean and the maintenance employee was on top of fixing things. Sometime in summer 2022, Northland Properties (who should really stick to restaurants only) took over. There is a building manager who seems to have zero authority to do anything since. The first issue was that rent wasn't taken out for a few months, then all at once. When I signed a new lease, a raised rent was taken out before the old lease was finished and they</p>	<p>Disability means my family lives under the poverty line. With no real rent control being enforced, we are at the mercy of our profits-over-people corporate landlords. If we get evicted, his family of 4, 2 of whom are children, will have no where else to go. Rent has increased an obscene amount everywhere. Disability has not. We're already using part of the food budget for rent supplementation. It's causing us significant emotional harm, and increases the shame and hopelessness we experience being</p>	
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						75000/year as a software engineer and yet my house costs more than 1/3 of my income now that they keep raising it and providing less services (including basic needs then I have to pay for it) At Mainstreet townhouse I had to pay literally thousands to fight bugs, and counselling for my family who actually suffer PTSD from that and fear of criminals that "company" moved in beside us.		
132	Toronto	M4x1K1	Medallion	Medallion	6-7 years	<p>Constant bed bug issues , never fixing bathroom fan even though they document the maintenance request as completed twice now .</p> <p>Always blame tenant for bug issues meanwhile I have in writting they admitting to not treating properly .</p>	<p>It's ruining households . People are struggling and they don't care . Our living conditions do not get any better yet they charge market rent which is sickening.</p>	<p>They should penalize these corporations by forcing them to reduce rent . Should look deeper into residents with I going issues of no action and force compensation out of the landlords.</p>

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133	Toronto	M5A 3W7	don't know	WJ Properties	11.5 month	Service elevator out of service for months; garage construction continues many months past published completion date; advertised rent was \$1,600 but on lease it jumped to 1,750 upon signing, then another increase to 1,850 there after; many days have passed since reporting bug issue but no confirmation of pest control services	lack of action is making things worse	tighter legislation regarding maintenance; legislate allowable profit margins; legislate 'domestic only' property ownership and management (ie no foreign companies/agencies/individuals). Although, I believe this is a Provincial jurisdiction not Federal.
134	Toronto	M9C 1G6	Roumi	East West Management	Three years	Rent increases, lack of maintenance are both things I'm experiencing in my building	They should of never allowed the rent increase in Ontario it's going to create more homelessness	They should allow no rent increases & keep wages at a living wage
135	Dartmouth	B3A 4N9	don't know	Harbour mews	8 +years	I believe this building has been recently sold. There has been a change in management, and repairs are at least being done to the common areas of the building. It is far from perfect, but they did bait recently for pantry ants, and they seem to be gone for now.	The Federal government and their constant focus on the "Middle Class" and total refusal that there is a problem with the "Poor", a word they seldom if ever say.	They can stop with the "Low" and "Moderate" and go with truth like "Poor" and "Poor as Hell"

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136	Toronto	M5V 3C2	Hazelview Properties	Hazelview Properties	4 years	Unresponsive to maintenance requests, garbage constantly not collected from garbage room, pests resulting from overflowing garbage room, elevators issues that took two years to resolve, structural cracks in top floor roof resulting in excessive flooding on upper units this took over two years to begin repair, unlawful attempt to charge for air con in all inclusive units with no separate metering, applications to increase rent beyond mandated allowance in a building with 0 amenities with the exception of a pay laundry. The list goes on!	It has resulted in the displacement of many, a near complete lack of affordable options especially for single occupants, ensures that many will be stuck in rental market forever with the inability to save due to skyrocketing cost of accommodations.	Serious financial penalty for landlords that show a history of neglect, no access to rent increases above mandated amount, structural repairs and upgrades are the COST OF DOING BUSINESS and should not be deferred to the renter, break up conglomerate REIT's limiting the amount of property that companies under a corporate umbrella can purchase
137	London	N6J1H1	CAPREIT	CAPREIT	6 years	They are waiting like hawks to throw people out for any reason so they can double the rent.	We have been sold out by the government. They protect REITs.	Stop giving tax money to corporate landlords. Deny foreign investors.

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138	Toronto	M6R 2H6	Starlight Properties, Daniel Drimmer	MetCap	7 years	Sooooo many things broken or not functioning. My storage locker flooded and all of my belongings/ property was destroyed. I am currently facing eviction. They tried to evict me during the pandemic	People like myself have to work 2-3 jobs just to get by. That means no days off, no vacations. The cost of living in Toronto far exceeds the wages available. People like myself are severely overqualified but are forced to work whatever jobs they can get just to avoid homelessness. The commodification of housing, particularly in places like Toronto, have made it almost impossible for most people to survive. Rent has become absurd. It is unnecessarily high. The artificially high condo prices have meant that owners charge 2	There needs to be some effort to ensure a living wage is paid. There needs to be some regulation over the rent increases, especially AGI for unnecessary cosmetic renovations. There should be a cap on rent increases and buildings should be evaluated based on the size of the units to regulate actual value. If possible tenants should be able to pay within a range that is affordable. Someone needs to assess the average pay and income and determine a cost of renting that is not beyond the AVERAGE person's means. Huge corporations are profiting in the billions while people working multiple jobs are being forced out on the street. No one should be able to make such obscene and unnecessary profit margins
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							<p>and sometimes 3 times the actual value of the unit to renters just to offset arbitrarily high condo fees, property tax and their outrageous mortgage payments. A single person doesn't stand a chance. We are overworked and severely underpaid and are making ourselves sick. It's unnatural. All of this is because of greed. The developers have driven rates through the roof and it's impossible to pay rent, bills and hope to have anything left over. Employers refuse to pay a living wage in the most expensive city in the country.</p>	<p>at the expense of people's health and lives.</p>
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139	Toronto	M4S2J8	Don't know.	GWL Realty Advisors Residential	32 yrs.	Rent increases, always above guidelines. Elevators regularly broken. Lengthy unavailability of building amenities or apt. balconies with no compensation for loss of use. Owners take cost of normal equipment maintenance, upgrading or replacement out of tenants' pockets instead of out of their profits.	Leaves people with only unhealthy insecure options, or on the streets.	Federal laws to control greed & monetized housing. Rent control. Rent roll backs. A large, protected, not-for-profit rental sector, so that corporate or for-profit landlords are not the main or only option. Low rise buildings with access to green space to create more equitable quality of life and health for renters. Guarantee to not displace low income residents /rentals. Protection of public lands. Acquisition of new public lands in desirable, healthy locations. Guarantee of maintenance, access, location and increase in services to help people with a low income. Public transit to make more areas accessible for people with limited transportation resources. Disincentives for individuals in one family to own more than one residence. Control of short term rentals that remove rental units from the long term housing pool.
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140	Calgary	T3C3P8	Boardwalk / Royal Park Plaza	Royal Park plaza	July 2017	Limited security, rent increases, cockroach infestations, street presence related to A/D	It's in my view corporate crime for what landlords are getting away with these unsubstantiated rent increases	Put caps on rent increases now
141	Hamilton	L8H 2K6	375 melvin Inc	375 melvin Inc	7.5 years	Everything was great in my building. I was the maintenance personnel until the old landlord sold the building.	It's creating tent cities all across Canada. It's not right charging \$1650 a month for a tiny 600sqft apartment. Rentals should be charged at a rate of \$1 per sqft. After all we aren't gaining any kind of ownership.	Institute rent caps.
142	Vancouver	V6S 0H2	University of British Columbia	Village Gate Homes	1 year	Good. only lease I've ever had that cited the RTA in it.	Real Estate Investment Trust Corporations are a blight on society and need to be abolished.	eliminate Real Estate Investment Trust Corporations and fund more social housing (e.g coop housing). Enact vacancy control.



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143	London	N5V 2J7	Shinu	Broadwalk	Close to 3 years	All tenants are being harassed by new landlord in the last 2 months we have all gotten letters due to smell coming from all apartments or other stuff they give you a time and date . They don't show up they reschedule and again same thing .. a few tenants have gotten letters stating that they can't hang flowers on there balcony.....I have 10 letters from this landlord that I have kept ...none of the tenants had any issues until this new landlord that broadwalk hired	It's coming to the point where everyone will be living on the streets as they can't afford all these increases on everything	The prices for rent is out of this world hard for low - moderate income families survive
144	Kitimat BC	V8C2N5	Dont know	Dont know	15 years	Rotten balcony floor	They are not helping lower income people at all. The homeless rate is skyrocketing upwards.	Build more affordable housing and stop just saying they will, just do it.
145	East York	M4B2G4	Joe	North44 Property Management	7 years	Lack of repair, pests, broken elevator and overcharges for repairs.		

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146	Toronto	M4Y 1R6	University of Torkenty	Don't know	8 years	Roaches, last repair and rent increase	Lack of federal government cinching and adequacy policies to address housing crises is really worrying for low and moderate income families.	Policies to address housing crises and funding to local governments to ensure affordable housing units are built in the city
147	Halifax	B3N 2K9	Wayne	Rosno Management	19 years	Cockroaches, carpet needs to be replaced, heaters need to be fixed, mice . Great Super!	It's crazy I have seen so many people living in tents now it is disgusting!	Keep rent at an affordable price.
148	Toronto	M4Y1N5	Capital Developments	Signet	15 years	I am the victim of a demoviction	It is finically devastating and pushing more people in poverty	Establish incentives to stop gauging renters and get provinces to enact rent control
149	Winnipeg MB	R3A 0M9	Ash Management	Ash Management	1 1/2 years	No repairs have been made since I first moved in.	I think that it's a disgrace that the federal government doesn't do anything to solve the problem.	The federal government should subsidize rentals for all low income families.

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150	Toronto	M4x1j9	Don't know	Wellesley Square	2 1/2 years	Broken elevators,rent increases,after hours construction, throwing personal property in my rented space..etc	They forces hard workers with families into poverty causing a wider gap between the haves and the have nots! People are forced to work 2 to 3 jobs to make ends meet.. leaving no time for a cohesive family units	They should cap the increase in rent and demand that a safe and healthy environment
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151	Hamilton	L8R 3J4	Equiton	Equiton	10+yrs	<p>Since equiton took over ownership it's been a nightmare to get anything fixed or repaired the cleanliness of the building is horrific the majority of tenants don't seem to really care about following garbage deposal regulations and the cleaners don't clean properly the walls and buttons in the elevators haven't been cleaned un months I clean my hallway and garbage chute room weekly otherwise it's lucky if they sweep it daily when they do wash the floors it's with filthy water and a stinky mop and they use too much soap and deorderizor/cleaner and no bleach it's terrible theft of delivery pigs at the and in the mail room and nothing is done human and dog urine and feces in the hallways staircases drug addicts using drugs in the staircaese and homeless ppl sleeping there too</p>	<p>They have no one helping these ppl they also have to start caring about where they live and show some respect for the building don't throw garbage off their balcony lit cigarettes and house hold items that they no longer want use the garbage container depose of ur garbage properly</p>	<p>More geared to income housing</p>
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152	Calgary	T2R0R4	GWL Realty Advisors Residential IncGWLA	Panorama Court	2 years	facade reno, rent increase +30%	very bad	dont know
153	Hlaifax	B3H4J8	Capreit	Capreit	avout a year	It's a nice building but it's extremely expensive. One of the big things that you may not know about is that they don't include the electric anymore here. They use Wyse metering system so you pay to them separately which wouldn't be a big deal but they are charging outrageous amounts for the power! The fees are more than double of what I used to pay before in another apartment in the same building. I don't even use a air conditioner or heater or the dishwasher and they charge over \$130.00 per month! My rent is now 2460.00 and I used to pay 1780.00 last year. I moved apartments so it's not a rent increase on the same apartment but still that's almost 700.00 more - a huge jump in one year. They didn't mention that the electric would cost so much more than NS Power.	It's crazy how the federal government refuses to help.	Create more rules and regulations that support the lower income people.

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154	Hamilton	L8E 3R5	Don't know	Golden Equilty	4 years	Rent incresse, lack of repairs, lack of communication, trying to get tenants out because they are old tenants or Acorn member.	He is just there for the rich.	Have more affordable house or/and work with building owners to have gear to income.
155	Kitchener	N2H 2N1	Don't know	Grand River Property Management	10 years	I have had mostly positive experiences with this owner and property management company over the last 10 years. But the building is currently up for sale and may be purchased by Starlight/Greenwin. I don't yet know for sure what company is purchasing the property and am concerned because Starlight has a terrible reputation for poor management practices.	It's creating food insecurity, no security for retirement as cost of rent exceeds what people can afford, so in the coming decades we will have folks living in poverty and unable to retire due to a lack of retirement investments. We have widening inequality as those who own property receive tax free capital gains on their primary residence while renters have no tax	Rent control, vacancy control, renovations to be made illegal - tenants must be able to remain in place and if they must move out it must be the assumption that they will return unless otherwise stated (rather than putting the onus on the tenant to notify the landlord as is currently the case in Ontario), investments into the LTB so disputes are resolved, make short term rentals illegal or create significant barriers (heavy taxes - like 20% tax - registration, required licensing that requires payment, and a need to return the unit to long term rentals after a period of

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							deductions or benefits, exacerbating wealth inequality. A lowering of the birth rate because people cannot afford to have children. Economic deterioration as people have less and less disposable income to spend other than on rent and mortgages.	time, or make them outright illegal).
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156	Toronto	M1J3H8	Tony perros	Central Erin property management	38	Lack of repairs. Lack of communication rent increases	Makes everything harder	Regulate rent control and standards with proper enforcement
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157	Dartmouth	B3B1A1	Don't Know	Universal Properties	6 years	Some repair issues, pest issues. Mildew, water damage, extremely aged buildings. Whole neighborhood is planned for redevelopment by the new owners, so at some point all the units here will be destroyed to make way for new ones.	More people on the street, worsened food insecurity, pushed students out of post-secondary, impacting education, training, dietary health, and shelter for those tenants, as well as worsening family dynamics and forcing group living situations that can be detrimental to mental health.	Unfortunately, there is no easy answer without factoring in the impact that this might have on adjacent industries like construction. The obvious answers are to either a: make housing a publicly funded industry, therefore maintaining control over and responsibility for housing and housing upkeep or b: Implement a universal basic income that will support people, and prevent large rental increases regardless of reason. Currently fixed-term and new leases are exempt from increase limitations, which just results in more short-term leases and replacement of the tenants in order to allow large rental increases.
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158	Toronto	M8W1B1	Compten Management	Compten	13.5 years	It's a shabby chic kind of place. Not well kept up. But we are on Lake Ontario. They are trying to tear down 5 midrise 7 story buildings and 4x the density from 548 units to over 2,000 including 2x30 story towers of condos. Greedy!	Makes everyone fear for their homes, anxiety.	Limit demovictions!
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159	Saint John	e2k1a4	dont know	canada homes for rent	3-4 years	leaky and drafty windows (someone came by to spray the outside of the leaky bedroom window with something that did absolutely nothing, they said in order to fix the window theyd likely have to take the whole wall out with the unsaid insinuation of "yeah like thats gonna happen" living room window has old single pane that freezes with thick frost that constantly melts and refreezes in the winter months. i was told itd be too expensive to replace.) broken window screens (bedroom window screen holder is broken so screen very easily pops out) cracks in walls and ceilings (living room ceiling was fixed over a period of 4 months after requesting something be done for even longer, during which i had no use of the room and had to empty it of furniture by myself. my apartment is already tiny, being forced to	when i was growing up 700 bucks could get you a decent sized 2 bedroom apartment. now im about to start paying over 800 for a shoebox and still have one of the lowest rents i can find in a city full of apartments of the same (bad awful horrible) quality that are regularly over 2k a month. i am 25, thats a huge jump in price for such a small amount of time. nb minimum wage is 14.75 and everything from housing to food to child care is simply too expensive for the least amount of money people are legally allowed to	nationalize housing. there should be no such thing as housing for profit. housing is a human right and if even one person who wants a safe and clean place to live does not have one we have failed as a society.
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						<p>live in about half the already small space i occupy wreaked havoc on my mental health. i suspect the repairs were deliberately dragged out to make me keep any other repair requests to myself)</p> <p>drafty doors</p> <p>bedroom door doesnt latch</p> <p>floor varnish cracks and peels which gives me splinters</p> <p>mold</p> <p>earwigs and spiders and flying ants and junebugs and anything else that can come through the window screens including one time a stray cat.</p> <p>window of kitchen door leading outside doesnt even have a screen. if the wind is strong enough sometimes snow can blow through between the kitchen door and the wall into the apartment.</p> <p>i can not keep any heat in in the winter, any temp change outside is felt indoors due to inadequate insulation and having to keep the thermostat</p>	<p>be paid in this province. if rich people want their coffee made or their office buildings cleaned then those workers need to be able to actually get to their job without a multi-hour commute if theyre lucky enough to have a car</p>	
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						<p>at 15 to avoid high energy bills (its still 3x as high in the winter vs summer even then)  no ac in apartment. it can be hotter inside than out in summer and colder inside than out in winter SOMEHOW. the year i moved in i requested a screen door for air flow and was told if i wanted one id have to buy a door myself  basement stairs are a steep deathtrap with inadequate railing. if theyre going to make me risk my life to do my laundry the communal machines should at least be free to use.  bathroom door is so narrow people have to walk through it sideways. bathtub is so narrow theres hardly any room to shower.  oven works fine for now but buttons have been unresponsive 2 or 3 times (couldnt turn it on until i gave it a smack) this is a recent development that will likely</p>		
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						<p>worsen rent for this dump is increasing from 725 to 825 in november 2023.</p> <p>landlords have tried to schedule inspections less than 7 days in advance multiple times. the most recent time i called to remind them of the law, i was given the number to the building manager by the secretary. building managers number went to voicemail so i left one. secretary calls back- their excuse was that there was a water leak and that meant they didnt have to wait. while technically true, they didnt even check any of my pipes they didnt even enter the apartment, they just looked at my kitchen and bathroom sink from the doorway and then left. 1 week later a rent increase notice was taped to my door. i have no proof but i suspect these 2 things are linked.</p>		
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160	London	N5Y 2N8	Old Oak Properties	Probably Old Oak Properties	7 years	My experience is far better than my neighbours who have had serious and problematic maintenance issues for a long time now some of them longer than 6 months and some even longer than a year. Old Oak Properties can do better but it seems like they don't want to.	The stress and anxiety alone is devastating to many renters/tenants who worry losing what little housing is left in the area.	Acknowledge and implement ACORN'S recommendations.
161	Brampton ont.	L6w1S5	Laura Adamo	Lankin Living	6 years	Maintenance, repairs,lack of communication,eviction for renovation, washers breaking down , elevator breaking down. No superintendent on premises. Who to call if you have an emergency we don't know.	It makes it very difficult	They should not be allowed to buy buildings in ontario ever again and kick them out of the province of ontario

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162	Calgary	T2W 5E9	Avenue Living CEO Anthony Giuffre	Avenue Living	4 years	This 2 story building is over 40 years old and made of wood with no soundproofing material between the floors. I can hear a small cat running across the floor. There are some bugs, the flooring is wood look Mack tack, the taps are old and the cupboards are original and quite horrendous. What I do like about my apartment is the location, quiet green space, trees and grass outside my patio and lots of wildlife. They bought all these buildings over a year ago and raised my rent \$30.00 last year when I told them \$50.00 a month was too much on my fixed senior's income. This year rents went up \$500.00-\$900.00 a month, mine was over \$500.00 but when I met with the office manager, telling her my situation and complaining about the gouging CEO, she asked me if I would write all that in an email to the CEO. I did and I got a \$135.00 break.	If more housing becomes available over the next few years, these gouging ceos will be forced to drop their rent prices of these old, non renovated suites.	First of all a federal standard of rent control, including forcing the huge increases of the last year to be decreased to reasonable amount.
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						No great help as I still have to go find part time work. If you look at the website for Anthony Giuffre he brags about his company turning millions into billions and how he gives to many charities. Of course receiving tax breaks and a pat on the back.		
163	Toronto	M6r2b2	Don't know	Firm Capital	8 years	Trying to redevelop the building and evict our wonderful community	Lack of adequate affordable housing means people are either leaving the city or living in unsuitable or unsustainable situations	Enact protective laws that make it illegal or impossible to redevelop

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164	Halifax	B3H4K2	Neel Ahuja	ARC Management	3 years	My landlord has increased my rent by the maximum amount allowed every year I have lived here so far. They tried to impose an illegally high rent increase in the first year and the property manager threatened me verbally when I tried to inform them of the law.	Just look at the numbers! Thousands of people are becoming homeless. It's a human rights crisis.	No level of government is taking the right to shelter seriously, but the feds need to regulate housing investment more carefully to eliminated the perverse incentives that drive REITs to buy up (and jack up the price of) shoddy housing stock rather than investing in new housing. They also need to invest directly in creating affordable housing stock themselves at scale, as we did decades ago. Too large of a proportion of the housing stock is market-rate rental housing; we need a strong non-profit and deeply affordable housing sector to balance demand against supply in a stable way. Recent federal and provincial housing affordability measures have focused on jacking up the market by allowing young Canadians to take on ever-larger amounts of debt, when what is truly needed are measures that tackle affordability from the other side, by providing stock at non-market-determined prices.
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165		K1Z8M6	HOMESTEAD HOLDINGS	HOMESTEAD HOLDINGS	8 years	<p>My windows have never sealed properly. Rather than replacing, they use work-arounds. There is an outdoor and indoor pool. They started to repair the outdoor one in June. It's ongoing. When I signed the lease, I was assured that the indoor pool was accessible. I use a walker. It is only accessible if I can get somebody to carry my walker up the *accessible* stairs. They did a whole big thing putting in HVAC and I was assured that the pool accessibility would be fixed. Which doesn't really matter as it is closed for *reasons* every other month. They do things as cheaply as they can and we pay the price with constant water leaks, etc. They also lie through their teeth when questioned on something.</p>	<p>Of course it's going to worsen our lives. Every-time a tenant moves out that apt. is renovated. And then they charge a massive more amount for them. I'm positive that they're trying to get the rest of us to move.</p>	<p>It doesn't matter. They won't do anything. They never do.</p>
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166	Halifax	B3L 4P2	don't know	Universal Realty Group	9 year	I can tick just about every box. I am currently dealing with HRM (what a joke!) to help me deal with issues concerning hot water availability, cockroach and mouse infestation, mould, lack and/or shoddy repairs, etc., etc., etc.	No level of government is adequately addressing this issue; which will only get worse as millennials start to retire (!!!).	Enact their acts with enforcement. Ensure licensing is in place. Registration is just a piece of paper without enforcement. Make accountability and transparency law. Pass rental cap as a federal law.
167	Prince Rupert	V8J1V6	Dont know .stay with family .	Family is the renter	Months	Lack of empathy for the elderly and safety. Front door doesn't lock also .I don't want my familys place of living to be taken away .	Many humans living in unhealthy low barriers shelter s also outside and all over bc .I been houseless for over 3 years .I am Tsimshian two spirit 56 yr old man .been clean and sober overv13 yes. I am harm reduction helper .education in addiction and mental health.	Make it a law that they can't be greedy also they must not be racist towards low income renters and to have shelters that low income housing that are no drugs or drinking

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168	North York	M6M 0A4	Don't know	Medallion Corp	11 years	It used to be pretty well maintained. Now, not at all. It is in a state of disrepair, sewage leaks cause the Basement level to smell like feces for over a year now, Buzzers have not been working for at least three months, the staff in the office is incompetent and unsympathetic to tenant issues. They are not trained, nor qualified to administer this building or any building. There is no oversight, writing Medallion to ask for help is met with no response on multiple emails. Security while here on occasion, are not on sight and fentanyl users sleep and defecate in the stairs and it is disgusting. The only thing they seem to manage to do is manage rent payments.	I think that the insane rents charged are not comparable to the units for rent and there is no responsibility for the properties. Medallion refuses to reply to issues, and no one forces them to do anything. They threaten tenants with eviction and people are too busy working and fighting to stay afloat to fight the landlord or management companies in court.	Their needs to be oversight, disclosure of ownership and accountability. Rent needs to be fair based on unit offered not some exorbitant cost in a povertized neighbourhood in a building with no security, no maintenance, no help and people sleeping in the stairs and lobby. There needs to be communication and maintenance in a timely fashion not month and years later, if at all.
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169	London	N5Z 3S9	"King Edward Apartments" (don't know)	Universal Property Management	Four years	Lack of response to appliance issues	No apparent incentive for building owners to provide housing for low/moderate income	"Free Markets" only benefit those with capital to begin with
170	London	N5y2n9	Royal oaks	Old oaks	6.5 years	Pests,so many bugs roaches and bed bugs. When they come in to do Pest control or even inspection for pests they send notices of unclean places. They don't follow through with work orders. My bathtub has rust in it and they have not replaced it. They ignore messages and phone calls Office on site is always locked so residences can't get in and they don't answer phone calls.	Yes for sure. I am scared my place will be demolished before anything is done leaving myself and my child homeless. I am sick lethargic and always have headaches from living here.	Not allow them to rebuild without maintaining RO StANDARD the properties they currently own. More inspections of building and properties WITHOUT notifying management because they stop it or make things loon good. Charge them la lot in funes until things are at compliance.

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171	Kitchener	N2G1Y9	Cameron Keller	ECR Management Inc	1 year	lack of repair of appliances, possible mould ignored, snow removal not always done, eviction notice because new owner moving in, very high rent	My rent here is 2 & 1/2 times the amount I was paying at my last place; the government MUST put limits on how much landlords can increase rent between tenants, or they're simply rewarding/ incentivizing harassment and renovations	Cap the amount of rent increase between tenants; give time limits for renovation and force landlords to pay for alternate housing and take the same tenants back
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172	Calgary	T3C 3A2	N/A	BOARDWALK REIT	9	<p>My experience as a renter of Boardwalk REIT has been checkered.</p> <p>I am deeply offended by the lack of provincial and federal government regulation which favours the consumer.</p> <p>If you read the Landlord and Tennants Act of Alberta you notice the regulatory framework is skewed in favour of the Landlord.</p> <p>Boardwalk tried to recover my flat from me because I could not afford to purchase renters insurance. They failed to notice when they were completing the Residential Tenancy Dispute Resolution Service (RTDRS) application, that there was no "box to check" for Recovery of a residence for non-purchase of renters insurance. In the same application they accused me of smoking marijauna in my unit, for which they had no proof. I questioned the purchase of renters insurance during the hearing, stating that</p>	The government has allowed for the corporate monopy of residential management companies.	The federal and provincial governments should revoke the licenses of residential rental management companies if they do not comply to lower the cost of rent.
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						<p>there was no mandated regulatory requirement for me or any other renter to purchase rental insurance. If the tribunal was to accept the recovery of my unit for failure to purchase the insurance, it would be legislation via the back door. Legislation by precedent, by corporate dictat, by an abuse of the court. The court should not be allowed to rule against the tenant, when the landlord is enforcing the purchase of renters insurance by including it in the rental agreement, and then policing the purchase. The court concluded that the application for removal from my flat for the non-purchase of rental insurance did not breach the Residential Tenancy Act. When the Order was reached in my favour, the landlord cited previous Orders found in their favour, exactly as I had argued they would. Even though I pay my rent, on time, every month, they have</p>		
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						<p>been trying to remove me from my flat, because I refused to sign an annual rental agreement. I recommend that no one sign these annual rental agreements, because you relenquish any power in the situation you may have. If you sign an annual agreement, the landlord can refuse at the end of the year to renew your agreement and require that you move for no reason whatsoever. This is an abuse of power, an individuals home should not be threatened at the whim of someone in a rental office.</p>		
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173	Burnaby	V5A 1B7	Don't know	Burnaby Heights Investment Ltd	12 years	Other than during the pandemic every year my rent has gone up even though there have been no upgrades to either the suites or buildings. Basic maintenance like vacuuming, changing light bulbs and cleaning dead ants out of light fixtures is not being done by the property manager and the property management company has done nothing about our complaints about it. Disruptive tenants get moved not kicked out even though they have threatened other tenants. The heat is insufficient because we have single pane windows and we're just told to use space heaters even though heat is supposed to be included in our rent. The carpet in my suite hasn't been changed in 20 years, as people move out the carpet is being ripped up and replaced with laminate flooring. But we're told if we want to switch suites or have our flooring redone our rent would go up.	Rents are rising to the point that I worry I won't be able to afford it. I'm sure many others are in the same boat.	Rent prices need to be capped or based on income rather than set by owners or property management companies.
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174	Dartmouth	B3B1A5	William and Francis Fares	Universal Properties	8 years	Hard to get repairs done in a timely manner. Definitely different treatment if you are part of the click between tenants and the office especially when it comes to moving people up on the wait list for an apartment. Universal is very cheap and prefer to slap a bandaid fix on issues. Word is Universal manages all the Fares properties!!!	There is NO serious action by any level of government. The housing crisis is the result of government inaction for years and closing a blind eye didn't do citizens of this country any good!! I believe all political parties have their hands in the developer's pockets if not own the developing company!!! Government truly don't give a rats ass about Canadians and will continue doing nothing positive for a real change in the housing crisis they created!!!	Get developers to build basic apartments instead with all the unnecessary bells and whistle attractions (common rooms, gym, no need for 6 stainless steel appliances, marble this and that etc) a get back to simple builds that's all the low income earners and senior citizens need and want.  I think there needs to be transparency of who these developers are and what involvement the levels of government have with them whether it be silent partners, a family member of the politicians family own the company or what financial gains do the politicians get out of ensuring the developers build with no hiccups!!!
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175	Toronto	M4L1S9	Signet Group	Signet Group	32 years	Experience so far is fine. Signet Group just bought the building a year ago and are doing a lot of renovations, but they haven't asked for a rent increase above guide lines yet.	People like myself on a pension can be forced out and the gov't does nothing.	Only allow renovations if landlords provide alternate accommodation for people and let them move back in once renovations are done at same rent.
176	Ottawa	K2P0L4	InterREIT (CLV Group)		14 months	Rent increase after 6 months	Many of my neighbours are afraid of rent hikes and having to leave the city of renovicted	

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177	Mississauga	L5A 1W6	Starlight Investments	Kipling Residential Management Inc. - Forest Hill Kipling	1+ Years	Chronic & Debilitating Problems that are not allowing to Sleep/Rest, 24/7 for last 7 Months including No Water/No Hot Water/Unpredictable Water Supply, 24/7, Cockroaches Infestation, Radiators Not Working, Asking Money for Water even when Water Supply is not Normal, Hydro bill is Increasing because Heater needs to be used when the Temperature dips in the Winter (from Oct - May, at least), Heat is Included but everyone uses Heater, Structural/Mechanical/Plumbing Vibrations/Tremors/Murmurs are hurting Sleep and Disturbs Bed/Furniture/Table/Chair etc. More than \$600/Month is Increased in Rent including NOW they are asking for Water from New Tenants and Car Parking is Significantly Increased and they are ISSUING Evictions Notices as a Threat/Intimidation to bring ANY OR ALL of the above		Create Cheap Houses that can Accommodate 1 person or a Couple or 1 Family with 2 Kids and Create 1 Million such houses every year ALL Over Canada. Canada do not need fancy houses for a enough size of dwelling that is easily affordable and it's SINGLE LEVEL with ALL Basic Amenities and such houses can be Constructed for \$100,000 easily and Canada has Vast Land but ALL this Land is not Released to create houses.
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						<p>problems to their attention and using Lawyer to Evict and Withdraw Communications and Services as well. Use Handyman to Create FAKE Reports that everything is Working and Refrigerator is also Malfunctioning &amp; Many more problems.. It's a Unhealthy and Dangerous place to live and New Tenants are pressured to Pay \$2200/Month when the Rent used to be \$1600/Month last year. There is Chronic Abusive/Harassment and Problems are Deliberately Created to make people Fed-up and Disturb their Peace/Sleep so that they Evict the Apartment. I am Suffering for more than 1+ year now and cannot go elsewhere.</p>		
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178	Ottawa	K2P 1R4	Sam Falsetto/ Rentals Ottawa	Rentals Ottawa	33 years	Two Landlords: one ignored flooding, cockroach infestations, broken elevators, broken or missing washing machines, broken clothes dryers, windows that didn't close (making the apartment freezing with winter winds), cracks in plaster or paint, broken intercom to get into the buildings and sometimes broken front door or broken garage door. I had to call in the Electrical Safety Authority when I was almost electrocuted from a problem with the stove. They suggested I take the landlord to court. They built up a file and took out the stove, so I was without a stove for about a year, (if I remember correctly). My friend bought me one of those butane picnic burners to use in the meantime. I had to call the municipal bylaw officers more than once to get him to do repairs. Gary Beach is the landlord's name. The name of	Simple: it is making us sick, physically and emotionally. Stress can do that. And it is making us poor or at the very least poorer, and in this way it is reducing not only our ability to care for ourselves, but also reducing our ability to contribute the economic prosperity of the community and increasing the need for programmes and services to fill the gaps. Since this is a provincial responsibility and we cannot rely on the provincial governments to deal with this, and provide any of all of the resources we need, we are	Change the laws on investment in rental housing, give low and moderate income tenants a subsidy so that their rent does not constitute more than one quarter or at the most one third of their income, and pursue greedy landlords with fines and tax penalties. The health of the population, the health of the country as a whole, depends on it.
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						<p>the company is Norman Apartments.</p> <p>Second landlord, Sam Falsetto, is trying to get all old tenants out of the building so he can renovate and raise the rent, which means he is ignoring peeling paint, broken countertops and cupboards in the kitchen, leaking bathroom faucet, and anything that he can get away with. I was told by the rental office two years ago that they would do the repairs in the kitchen and the rest of the apartment once the supply chain problems due to Covid were resolved, but I haven't heard a word from them since. Renovictions are what he is trying to accomplish, at our expense.</p> <p>In the external areas he has fixed everything up, but not in the apartments of the tenants who have lived here a long time. He refuses to allow me to</p>	<p>condemning our citizens to lives of suffering and ill health that can easily be prevented.</p>	
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						<p>install my window air conditioners, which I have used successfully for the last 32 years. And in this heat and with this humidity and my significantly poor health condition, that is barbaric.</p> <p>He removed my storage locker, which was included in my rent, and now I have to pay almost \$300.00 a month for an external storage locker which is far away from my residence, so it is not only expensive, but also very inconvenient. As far as I am concerned that money for the storage locker constitutes a nearly 40% increase in my rent. The elevator still breaks down on a regular basis, luckily most of the time when I am not using it, but last week in the heat and humidity I had to go shopping and sweat was pouring down my face and I was having difficulty breathing when it turned out I had to use the</p>		
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						<p>stairs because the elevator was broken again. He removed my access to the garage, which means that in a fire, there is one less exit available to use.</p> <p>He has taken me to the Landlord Tenant Tribunal to try to evict me and has invented stories about me to bolster his claims. I have engaged a lawyer from Community Legal Services, but there are so many issues and so many areas to contest, that she cannot deal with them all.</p>		
179	Edmonton	T5T2J7	Boardwalk	Boardwalk	3 yrs	Poor quality maintenance, untrained maintenance staff working unsafely, security deposits withheld frequently	We starve to live in second rate, barely safe homes.	Rent control

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180	Hamilton Ontario	L8R3J4	Don't know	Equition Living	3 years 4 months	In my time here I have dealt with mice lack of hot water almost every other week There's a water shut offs. The elevators don't work worth a damn wait forever for one. In my building there is no staircase from the second floor to the first floor. I have cockroaches running all over my apartment even climbing on my food as I prepared to eat. My living room floor is heaving they tried to fix it but to no avail I keep tripping on it. I have a dog and the only way I can get out without waiting 15-20 minutes for an elevator is through a fire door which they will not put a keypad on so you can get entry and it's very inconvenient having to walk all the way around the building if it's a snowstorm or a rainstorm	I think that the federal and provincial government have both been lacking in tackling the housing crisis and the removal of rent controls have allowed the landlords to go rampant on increasing the rents every time an apartment becomes available the rent jumps Sky High	I think that the federal government should impose Countrywide rent controls and that there should be a rollback in the lower income renters rent also that they should make the builders go back to what they do to build single-family bungalows two bedrooms living room and kitchen full basement that's what my parents first house was just after the war and now those houses are selling in the high 700,000 range which isn't right I know my parents only paid in the \$4,000 range there was also story and a half units that cost maybe \$ \$6,000 and they were made a cinder block and poured concrete basements I think they were building pill boxes for the war again
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181	Surrey	V3R4B4	Don't Know			We have cockroaches, mice, lack of repair for our plumbing, heat issues in the winter and the summer, black mold around kitchen sink, the boiler system regularly breaks down and no one seems to be in a hurry to fix it when it is very cold outside...sometimes we go for more than a week and have to plug in space heaters to stay warm (which drives our utility bills through the roof), frequent plumbing leaks everywhere in the building and much more.	The lack of action causes problems with heating, power, unhealthy premises, no where to move because prices make moving next to impossible and more people are forced to live on the streets everyday.	There must be affordable and healthy places to move into. The government needs to make sure they are built and available for low income people. There should be a standard for every type of dwelling so that it is a law that requires buildings to be repaired and bug free. There should be an independent organization that inspect and enforces these rules. When an empty apartment comes on the market there should be rules that dictate the amount the rent can be jacked up. At the moment it can be raised by hundreds of dollars making it impossible for people to afford it and causes the rent everywhere to move upwards to match the new price.
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182	Burnaby , bc	V5h1t2	Don't know		3 years	Rent increases	They made every family life so hard and not care about us	The government should more serious about this situation and treat every one the same
183	Calgary	T2J0E6	"don't know"	Avenue Living	2 years	<p>There had been significant increased in rent, no consideration for senior tenants who had been living long-term in the property, dryer not working, slow in addressing tenants' concerns (repair), no security to keep the property safe and maintain cleanliness, playground for children needs upgrading.</p> <p>One example is a senior with mobility issues did not get help when there was a pipe that broke from the upstairs unit and flooded her apartment. She called the management but was asked to stay in a hotel with her own expense and has to wait. This is not acceptable treatment for a struggling tenant.</p>	<p>Many individuals and families are at the verge of homelessness and deals with mental health issues due to stress in making ends meet and having to look for other housing options that they can afford if there were any available.</p> <p>When these things happen, the consequences would be more worse for the government as social problems would increased and government expenditures.</p>	There should be policy in place for landlords to prevent them from taking advantage of their tenants, (rent cap, building safety and cleanliness, timeline to address repair and tenants' concerns, respect for tenants' rights, etc.). Landlords should be hold accountable to provide an efficient service to their tenants as tenants are also oblige to pay their rent and abide by their landlord's rules.

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184	Calgary	T2S 0C3		Mainstreet	1 year	<p>The company is notorious for their poor communication with residents and among their own staff! One message made aware to one person, in the same department, will not be passed on to the other. That in turn would come directly at me. (Example being that they claim I did not make arrangements, or talked at all with somebody regarding an issue.)</p> <p>With the excessive (in my strong opinion) properties they buy, the company is solely concerned with MARKETING/advertising themselves, rather than landscaping, maintenance and security. A prime example is their odd need for stickers with their logo plastered on every exterior door, excessive amounts of banners and signs with the company name everywhere on their properties!</p> <p>Personally, I believe those</p>	<p>Corporate landlords are free to do whatever they want, and as time goes on, not actually be in the business of providing people homes, but simply taking more and more money off of the backs of the renters.</p>	<p>They should make it that landlords can't make excessive increases in rent. Also, advertising exactly what they are offering, and not make convoluted deals and set lease terms outside of what the tenant is actually looking for.</p>
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						<p>efforts should be made for maintaining the buildings they own and hiring the right staff. The property managers are well known, as I've witnessed myself since they took ownership of where I live, for rotating or being fired frequently. This is without notice to the tenants. The property managers and maintenance crew are seemingly also always underexperienced and don't tend to repairs with urgency.</p> <p>I have been moved to where I reside now (and the unit was not cleaned properly) from another building they took over, due to the main line repairs they had to due under the floors of my unit. The property manager at the time told me, in writing, that it would take 2 months to complete. However, the project was still ongoing since they actually renovated the entire unit. After multiple</p>		
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						<p>attempts to get a hold of the property manager at the time to retrieve the remaining of my belongings at that unit, (nearly a year after the 2 month completion mark) I decided not to return to the unit.</p> <p>They gave me a price match for where I live now, basically I would pay the same amount in rent as I did in the previous unit due to the repairs they had to do. Only after to be given notice of a \$300 increase! Again, I believe their staff do not pass circumstances/information to one another. (Currently in review after I complained about this)</p> <p>Lastly, what was really stressful and frustrating with them is that I was threatened with eviction (2021 for 2 months behind in rent) though paying the following months, paying more to cover the outstanding</p>		
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						<p>balance and keeping in contact with them and my situation.</p> <p>The employee with the company that deals with court orders advocated for me to be thrown out, despite the judge (this was over the phone) understanding my situation and believed my intention. Not deviant and very cooperative.</p> <p>There was no reason, in my opinion, that pushing me to be thrown out over an issue that I was able to rectify with them maturely and responsibly, warranted them to act like I was a criminal. (The first time falling behind in rent happened to me, and this was in the middle of business lockdowns and restrictions still at large.)</p>		
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185	Kitchener	N2C 1W7	Mike Beer	Found Spaces Property Management	7 years	Was good from the old landlord. Bad after taken over by new landlord 2 years ago	The fed government is not doing good job and created the housing crisis	A massive housing project like those in Singapore for low income residents should be implemented
186	Toronto	M5A2E6	Sarah Seymour	Brian Forth	2 and a half year	Lack of repairs, we are infested with cockroaches at the moment, there was a flood and nothing has been done.	Making it very hard to live in the city and nowhere to go of you want to leave the current housing situation. No affordable housing. Abuse of power from landlords. Lack of options.	Rent cap or rent control. Make them responsible for not providing solutions when a problem in the house arises.
187	Ottawa	K1V0G8		Hazelview	7 years	Harassment, unlawful entry, repairs half completed or not at all.	Disgusting	Stop the bribes, actually hite people with backbone.

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188	Calgary	T2A5W9	Dont know	Boardwalk	Since July 2022	It took one year to fix the leaking back door, but the fix has made it impossible to open the door now. They made us dismantle our garden saying they were coming to redo the fences but never came to do the work. The parkinglot in such a need of repair that the wear on the car ment we had to replace our sway bar and shocks. At the lease renewal they increased the rent because they claimed that was the new market value of the property.	Its allowing landlords (both private and corprate) to remove affordable housing from the market, meaning low and moderate income have no choice to rent. But then they make the rent so outrageously high, increasing it every year (even when our pays don't increase), so the moderate are barely scraping by and the low income are drowning. Families with two working people are ending up homeless, its insanity.	Rent caps, for regular and low income areas to ensure affordable housing for all low/moderate incomes. A limit on how many houses a landlord can buy, to keep some affordable buying options for the moderate incomes.
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189	Hamilton	L8k6c8	Don't know	CLV group	10 years	<p>Terrible experience. We put in a request for maintenance before the pandemic and it never got fixed. Then after the pandemic it took another year if constantly reminding for the issues to be properly dealt with. My boyfriend work truck got broken into but because there is no administration office the OPP couldn't get ahold of the landlord and the footage was lost of the incident. We got stuck in an elevator that I had previously emailed about being unsafe and it took the fire department 30 minutes to get us out. There have been multiple times people have gotten stuck in the elevators before. There is trash all around the perimeter of the property and no composting for the apartment building even though the houses owned by CKV Group have that option. Hiking up already expensive rent and offering money to tenants who have been here long term so they will leave.</p>	<p>There needs to be more affordable housing available for not just buyers, but renters. There are many people going homeless because the COL has gone up so much but the pay scale has not. The middle class is dying out and it's becoming increasingly harder to live a moderately happy life.</p>	<p>I'm not sure if this answer by there needs to be harder laws in place so that the people can afford to buy real estate can't snatch it up and then hike up the rent and turn around and rent to others.</p>
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190	Hamilton	L8N 2B4	Martha Bendzsel	Martha Bendzsel	11 years	Constantly the Property Manager who is also the owner of Hughson Towers , is harassing my husband for smoking outside , so now he has to go behind the building in the alleyway to do so . She has locked the Laundry Room on account of me and some other fellow Tenants , because we have been calling the City Bylaw on her , (she don't like to be told what to do by anyone including Bylaw Officers , the Fire Department Officials) ; it's HER BUILDING , she can do whatever she wants . She doesn't do any vacuuming anymore like she used to do every other Saturday ; and she doesn't and hasn't changed the filters on the Furnaces like she used to do every year in September like cloak work .	We have people living in Tents	We need the Government to step in and take severe action ; there are so so many empty Buildings in Hamilton along King Street that they can turn them into affordable housing , temporary shelters , food banks , temporary walk-in Clinics for drug user . There are so so many empty lots particular on King William and Hughson /John , where large corporate firms have turned it into Condominiums , WHY ? We have the Eaton Center ; possibilities are endless .
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191	fredericton	e3b1k4	don't know	third estate	about a year	too cold in the winter, repairs are bad. i see spiders and termites all the time. rent is too high for the size. manager behaves like he is doing me a favor everytime I ask something regular. reminds me about how lucky I am to have this place for this price. my lease is about to expire and I'm afraid the rent will go up. I can manage it for now but it is a burden	it is destroying people's livelihood and mental health. pushing people into poverty and creating a completely unnecessary problem where there was none. Housing is not a for-profit industry! it is not an 'investment'!	stop financialization of housing, stop helping asset management companies, have strict rent caps, more co-operataive/non-profit housing
192	Mississauga	L5C1C9	Joe	Forest hill Kipling	4	Pest infestation, not doing repairs, lacking outside maintenance and cleaning, bothered by pigeons, rodents, cockroaches etc. communication with landlord and upper management not listening and not completing work orders. Being yelled at by management. Much more issues with other tenants too.		

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193	Mississauga	L5C1C9	Joe and Elaina	FH Kipling	10	Cockroaches, mold, front door repair as I live on 1st floor. Being yelled at by landlord	They have to look into this as I'm a person with mental illness and health issues. It's getting worse with all Ontario tenants	Fight for us
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194	Toronto	M5N 1J5	CAP REIT	CAP REIT	10 years	My experience was good in the beginning but has gradually worsened over the years -- as prices rise. The landlords now know that we can't move, even if we wanted to, because of the steep increase in rent costs. They have us trapped, which is when exploitation occurs.	Real rent controls must be mandated and must be kept in line with the increases in salaries. Nobody's wages have increased by 5% over the past two years, but that is what CAPREIT has been granted. They also must be limited in how much they can raise the rent when it becomes vacant, which is another cause of the problem. As long as housing is considered a "privilege" rather than a "right", the market will be driven by greed. That is what we have been witnessing and what our provincial	Keep housing affordable rather than building affordable housing. Time has run out for that single solution. Underhousing and homelessness will only continue to rise until real action is taken. For my part, I can't wait another year while decisions are being made about how to address the problem. I have retired friends who will be homeless within the next year.
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							governments have been mandating in their refusal to limit rent increases. The federal government needs to step in, if possible, in this respect. The federal government, in its housing initiative, needs to work much faster in producing affordable housing. In fact, ALL housing should be affordable. Waiting lists for CO-OPS everywhere are essentially closed; most have waiting lists of 10 years or more. The time for studies and debating is over -- the time has come for real action. One action might be	
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							to subsidize rent so that we can stay in the homes we've made. If my retirement income supports \$1200/month for rent but my rent is \$1800, then that would be an allowance of \$7200 per year. Wouldn't this be much cheaper for the government than to deal with chronic homelessness and building single purpose housing for low and moderate income individuals and families? At least as a stop-gap until the "affordable housing" can be built.	
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195	Dartmouth	B3A 4C4	Don't know	Vida	4 Years	Difficulty with communication with them. Little choice in ways to pay rent, cannot pay by cash, cheque, etc.	Difficulty finding low-rent places. Causing people to become homeless. It's easy for corporations to exploit people in many ways.	Implement rent controls - very important, have controls on how many apartments a corporation can own, Have other controls.
196	Halifax	B3K 3B9	Joseph Arab	Halifax Harbour Properties	1 year	miscommunication about rental increases, miscommunication about entry into apartment, problems with maintenance (heating issues, mice, no maintenance of grounds, no cleaning in common spaces, and safety issues including: theft, windows in disrepair, and broken fire escape).	I have to keep moving because of landlords looking to renovate or redevelop, so because of short, fixed-term leases rather than secure long-term living arrangements, I pay much more in rent because I'm always a new renter living in apartments that have WAY over-inflated rent over the past couple years. I'm a single mom now living in a 1 br apartment for \$1,700 a month, in a building that was built in 1885.	Reassess "need" for applicants to housing subsidies (national, and push on provincial and municipal). Build more social and collective housing. Stop depending on incentives for developers to fix the housing crises. Listen to what people in communities actually need (not fancy renovated suites with parking, but access to affordable housing close to transit, grocery, services).

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197	Cambridge	N3H 5L3	Rob Mendoza	Satellite Community Homes	5 years	A lack of proactivity in regards to pest control since summer of 2022, which has resulted in electronics and appliances in my apartment being damaged and destroyed by cockroaches, which are also infesting other units in my buildings as well as the neighbouring apartments; a lack of response in regards to maintenance requests, to the point where I'm fairly certain that all work order forms I send in are ignored entirely. A renovation was attempted earlier this year (2023), alongside demands to pay for the renovations of my unit out of my own pocket, but was then rescinded.	Pretty sure the federal government just doesn't care about us, otherwise they would've done something by now. I don't have any faith that they will even try to do anything for us. If anything, I expect them to take actions that do not benefit us at all.	Tax corporations more heavily, impose a hard limit on rent prices, enforce tenant's rights and punish landlords more strongly and harshly, discourage monopolies on housing
198	CORNWALL	K6j5c4	Bedfords property management	Bedford properties	15 + years give or take	Renoviation	Not a enough affordable housing to live in.	Build more affordable housing for low income people.

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199	Toronto	M6K2Z6	Dont know	DMS Property Mangement	3.5 years	Lack of communication, they do not share the emails or contact info of anyone that is actually connected to the building, so its nearly impossible to actually reach anyone. There is a resident portal but the message and service request can often be ignored and not responded to except by a form letter. Noise issues (people playing loud bass, Belligerent/drunk tenants yelling off their balconies, mechanical metal clanging noises that are loud enough to keep people awake through the night and that affect multiple units on multiple floors) get ignored. Ive been told that I shouldn't make noise complaints and that if I "don't like it, then move to a detached home", an insult on many levels, and as if that's even an option. Other tenants in the building also had no heat for most of a full winter, while other units were so hot that even with	Its pushing more and more people out of the city that they call home. Its giving these corporate landlords the upper hand and allowing to just take advantage of people. Housing is a basic human right and should be treated as such, not as a commodity.	Put rent freezes into place, ensure that a percentage of the whole housing market has prices that are capped, this percentage should be based on the percentage of people in Low or Med income brackets, regardless of what the market is doing and prices should be based on the 30% of income budgeting rule. Housing should never be seen as an "investment" its not about shareholders. Its about shelter. Allow multi unit buildings in single unit neighborhoods, build and retrofit decent housing that is build well and affordable, instead of making expensive condos with "nice finishes". I don't care that a place has a granite countertops. I want a well insulated, comfortably heated/cooled, decently lit space that I can come home to.
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						the windows open in the dead of winter it was near 30 degrees. Tenants have been blamed for pest control issues. Most of these didn't get resolved until a tenant committee was formed and a real threat of stopping rent payments put forward. Also the new renters, who pay a lot more, seem to have fewer issues than the older tenants who have been there longer and are paying a lower rent.		
200	Vancouver	V6A3K3	Stamps Place - New Chelsea Society	New Chelsea Society	3 years	Inconsistent elevator access & 2nd elevator for wheelchair access closed for 6.5 months, inconsistent cleaning, window exteriors never have been washed... continuously cockroaches through outlets each time neighbour moves, witnessed mice scurry through hallway, disability parking taken over by employees can barely see out past film...3 inch opening no balcony, unable to wash myself,		

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201	Vancouver	V6A3K3	Stamps Place	New Chelsea Society	3 years	poor building hygiene, tenants deaths, lengthy isolations and no wellness checks, tenant hygiene and MH suffering, no access to community room, no newsletter, no updates and zero information that's not punitive, mice & roach infestations, including in laundry room, lengthy periods with broken laundry machine out of order, negative interactions with staff and on-site office closed, mail box constantly wrong mail in slot... found my mail onn26 instances with "not at this address' written in return mail, Agencies punitive actions for missing mail & Ministry reviews due to returned urgent mail as a result, lengthy delays in reaching admin staff support when maintenance issues come up, neighbour's moved out due to inaccessible disability parking access, Stamps Place ticketing my car when loading groceries and	Shameful apathy and complacency, State of Emergency requires National Housing Strategy	National Housing Strategy, enforcement on vulture capitalists, restructure the word affordable to accommodate real life cost, protect tenants from eviction, seniors age in place
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						heavy-duty objects near entrances when Staff typically park in disabled and tenant spots...		
						else else else		
202	Ottawa	K1R 7B5	CLV		19 years	The building has been sold several times, but all recent owners have had little interest in tenant rights. There have been at least 10 illegal entries over the last five years, for one of which I won a small cash settlement from the Landlord and Tenant board. But the process was an ordeal, and I had to take days off work to get that modest settlement.	I routinely spend 50 to 90 percent of my income on rent, well above the 30 percent guideline mentioned in policy discussion of the issue, and I'm pretty sure this is not unusual.	From my understanding, the applications for public housing takes years to see any results, suggesting that it is not taken seriously, or actively made difficult to discourse applications.

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203	Calgary	T2R1H9	Don't know.	Tribe Management	2 years in my current suite and 5 years in a previous one down the hall.	There has been a steady decrease in the overall maintenance of the building since the new management company has taken over. This includes the elevators frequently being down/ in need of repair. Flooding issues in suites is not being properly dealt with (ie: not drying it out before mold growth) little to zero communication from management regarding updates to elevator repairs and other amenities that haven't been consistently working for the past 3+ years and any general building information, including changes in management and who to speak with regarding any repairs or maintenance. Despite many of the amenities that they proudly tout as being included in your rent (ex: AC, Pool/ gym area) not working/ being available for sometime now, the rents continue to go up each year. Currently, there is no AC in 1/2	Without rent control the cost of living is becoming further and further out of reach for many Calgarians. This housing crisis is only getting worse because of this. Many landlords dn rentals are taking advantage of the situation and forcing many people to have to move or surrender their family pets because they cannot find affordable accommodations. One friend in a basement suite had her rent increased from \$800/ month to \$1,800/ per month. That is simply a cash grab. I have seen some rentals requiring a fee to	We need rent control, not now but yesterday!
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						of the building and they don't expect it to be repaired until Sept/ Oct. When asked about compensation for the increased power bill due to having to run multiple fans to keep the temp at a livable level, no compensation or accommodations were made.	even view the suite for rent.	
204	Calgary	T2R0R4	don't know	GWLRA	2 yrs	Ongoing outer construction leading to significant security/safety risk. Lack of reasonable enjoyment and value for money. Ever increasing rates for well below "market value".	Rent increase caps AND rent control are crucial in the short term, increased construction of mid to high density rental stock in the near future. Our elected officials being landlords while ignoring housing issues is a major conflict of interest.	Change legislation from the top down enshrining and protecting affordable (not "market rate") housing as a right for all Canadians. Local RTAs must change their mandate to actually protect renters.

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205	CALGARY	T2P 2B5	Boardwalk	Boardwalk	87years	Broken elevator for 9 months - Pool closed last year and this year, we pay for it - Zero communication - Revolving door of staff, no accountability - Rent increases year after year - Hell of renovations for 10 months where we lived with furniture all over the place for poor design restricting us from light and ventilation with good windows - The list goes on...	Yes, the government must get involved or we will vote them out	Limit rent increases to 5% yearly max
206	Langley	V3A1Z2	Glenwood Holdings	2nd Life Renovations	9 years	Since current owner bought over building in 2018, appalling. Illegal rent increase, no incentive to service, state of disrepair, severe landscape neglect, rodents, mice, skunks, ants, removal of lockers, charges now applied for lockers and parking, cut back on cleaning, tenants have to phone for repairs to laundry machines, tenants ignored, tenants illegally evicted.	Lack of appointing advocate to serve vulnerable tenants.	Enforce bylaws, stop the slap on the wrist and ensure compensation and action occur on a more timely manner. If I want to change locks because landlord enters my suite unlawfully, I have to wait 3 months or be penalized. Thereby creating an unsafe living environment. Intimidation and bullying by management should be dealt with as an emergency.

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207	Dieppe NB	E1A 1M1	RentMoncton	RentMoncton	2years	Lack of Repair Rent increases	not enough action for affordable apartments and they should have fund to help low & Moderate income teanants	sould get the landlords have rent lock in at Lease 800 to 900 and leave it there forever
208	North York	M3N2K6	Greenwin properties	Greenwin	AAoverv3 0yrs	Price increase for everything and driers taking your money the company do not give you backcourt money. It	It's causing more complications	Make land lord more accountable by making repairs and rent a federal issue.
209	Ottawa	k2b 6m8	Ferguslea Properties	Accora Village	7 years	Bad, between AGI's and maintenance issues. It has been difficult.	Yes, the federal government should do more to make sure that large landlords are held accountable	Stop financialized landlords from buying more affordable housing

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210	Ottawa	k1g 3n9	Mr. Ages	Paramount Properties	13	It's a very cold relationship. They never give 24 hour notices. Repairs are often done wrong. They threaten tenants with fines for leaving stuff in the laundry room for each other. The overall cleaning of the building is done half assed. I don't feel it is a home here. It's very much of a concrete jungle.	It's as they say in french "epouvantable" The Federal Govt MUST get involved asap & help tenants through the Ford gov't exuberant rent hikes. More affordable housing is imminently needed. The current rents are more than half of 1 person's salary. The rich get richer while crushing the poor. Absolute power corrupts absolutely. "A chain is only as strong as it's weakest link". Stand up Mr. Trudeau & help those who can't help themselves out of this deplorable situation.	Cut the landlord's right to raise the rents at will! The fact that Ford uncapped the rents for his rich allies is the biggest crime. Cap the rents & stop discrimination. Affordable housing for everyone!
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211	Calgary	T2R0J9	Mainstreet	Mainstreet	2.5 yrs	<p>Horrible. Literally never even imagined these issues would ever be a thing.</p> <ol style="list-style-type: none"> <li>1. Didn't allow me to walk thru. Was rushed and he got calls telling him to leave. Literally 5 min move in meeting.</li> <li>2. Wouldn't provide a copy of lease. Took 6 months and 2 resident managers til i got a copy.</li> <li>3. Elevator didnt work almost ever for 1.5 years. Many people got locked inside. I did and neighbor had to call the fire department to get me out.</li> <li>4. People above pets shitting and peeing on balcony leaking onto mine. Fabiola said she handled it but it continued until they moved out months later.</li> <li>5. Laundry machines are not adequate for 20 units. Also they never work. When you report they dont work they say someone will check. When i follow up, they say they have no record of any complaint. This has happened several</li> </ol>	<p>I dont understand why anyone would want to live in Canada where the conditions are like this. We think we are 1st world but the guy downstairs just told me libing in Ukraine during the war was better than living here. The government clearly doesnt support a healthy, educated population. They just want their 2nd yacht and to step on poor people on their way to greed.</p>	
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						<p>times. Im even out money from a reload machine and can not get anyone to reply.</p> <p>6. Mice in the building everywhere. Coming into my apartment from the dishwasher. I couldn't eat in my home for several months due to mice feces. Had to buy a sound device to prevent mice from entering the dishwasher. I have never even seen a mouse in my life before renting from Mainstreet.</p> <p>7. Stairs smell like cat pee and have for years. There seems to be no maintenance. Stains and spills left and just never cleaned up in hallways and elevator.</p> <p>7. Heat was included on my lease, but when it recently hailed (canada frequently has cold snaps in summer) I tried to turn on the heat and it was off. After 2 weeks of maintenance</p>		
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						<p>calls where noone showed up and many texts to the resident manager a receptionist told me they shut off the boilers every year. Not sure why maintenance and the manager didnt know that but the receptionist did. Apparently heat included meant only 8 months heat included. I am sending screenshots to Mainstreet and the city inspector daily showing the temperature below the legal 21C required.</p> <p>8. Came home one day and house smelled like a port o potty. Sink had overflowed and ran all over. Also dishwasher overflowing and full of sewage water. Roof was leaking and huge brown shit stain from upstairs unit flooding. Called Mainstreet and resident manager. They sent jusr a Mainstreet guy over (not a plumber) who didnt even look at the problem but promised Drain Dr woyld be out tonight.</p>		
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						<p>Noone came. Next day after work roof was way worse and rynning down the walls. Sink had overflowed again and was full of black debris. Dishes in dishwasher sat in sewage for over 48hrs and are ruined. Destroyed all mt cleaning products beliw sink. Drained 3 pails of sewage from kitchen. Guy said he thinks it works now. House still smells horrble, unable to prepare food or sleep for days.</p> <p>9. So many things installed badly. Fan in bathroom not sclecured at all so falls off when it rains. Shower curtain not installed properly and manager said he was too busy to repair so i had to purchase and install my own. When my fridge broke they had a 19 year old child hand carry (osha anyone?? Literally waiting for a wcb incident) a new fridge from another unit. Neither he nor the resident manager thought of a dolly or anything so he</p>		
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						<p>dragged the fridge across the hardwood and scraped it all up. Also the unqualified maintenance replaced the handle with a wood screw (fridges atent wood) and so it snapped the plastic handle. Paint was clearly done around everything. You can see circles of old paint around light switches, sockets, towel rods and baseboards where they just quickly painted poorly.</p> <p>10. There has been 5 different resident managers in 2 years and they dont seem to keep records so each new one has no idea of the previous issues. Living at Mainstreet has shown me how people really are and I no longer want to live in a world where people can treat other humans so poorly and nothing can be done about it.</p>		
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212	Hamilton	L8N 2X6	Hanlyn Property Management	Hanlyn Property Management	3 years	We have had repeated flooding. Our plaster ceiling got moist from the roof damage and fell in our bedroom, if we had been sleeping we would have been killed. During cleanup the plaster chunks were half a foot thick and altogether weighed hundreds of pounds.		All things recommended in this report.
213	New Westminister	V3L 3N7	Mandalay Terrace Apartments Holdings Ltd.	Harron Investments Inc.	13 Years	I'm being evicted so the landlord can move in a family member but it's really a renoviction.	Vacancy rates are extremely low and rents are rising rapidly.	

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214	Surrey	V3T 6H2	don't know	Mainstreet	6 yrs	I live on the 3rd floor and have difficulties walking. There are 3 steps between my apartment and the elevator. There have been times when the elevator has been out and have to remain in my apartment. One day there was no hot water. I have asked for the management to put in a ramp on the 3 steps leading up to the parking lot, and they refused.	I applied for low-cost housing over a year ago, I am at the top of their list, but with buildings being torn down, those people come before me.	Build more low-cost housing. There are many towers going up in my town, but not one of them is low-cost.
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215	Toronto	M4Y 2P3	RPMS	RPMS	14 years	<p>I had a balcony that looked out onto a forest of trees until about 3 months in the rooftop garden was removed as I was not informed it would be when I moved in.</p> <p>Many spats with the landlord (first a greenwin then RPMS) building which greenwin had a bad reputation in Toronto. Once the repairs started they never stopped: balconies which took over a year, the garage floor on 3 levels, different hallway paint n carpet almost every year, noise complaints of contractors working all hours of night and day, especially on the garage.</p> <p>The noise levels at times were horrific especially when I do not work 9-5 but have been an usher at theatres in Toronto for over 20 years and I had very little sleep at times before going back to work at night. Raising the rents in the building saying they are doing repairs which should have been done</p>	<p>The feds do not understand what it is to live at the poverty line or below. I have tried many times to get our Toronto officials to come and see the problems within the building and only once out of 13 years did I ever have someone come to see the terrifying goings on at this building!!!</p>	<p>Bring back tenants rights fully and again freeze or restore rents to a 30% of income which hasn't been the case for decades.</p>
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						<p>30 years ago.            Having only 1 elevator, out of 4, working at times for months on end in a 30 storey building which has older and handicapped tenants at times trapped on their floors for weeks on end.            A rooftop pool that leaks and is repaired many times with jackhammers constantly sounding through the building.</p>		
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216	New Westminster	V3M 3R6	Don't Know	Capreit	10 years	Building owned by a couple till late 2018 when bought by Capreit. Fine for awhile. Recent issues with communication regarding repairs. No answer from rental office, which is in a nearby building also owned by Capreit, when called during business hours. Had to contact Head Office and complaint line to get a response regarding repairs, which were minor. No issues with mold, pests, etc, for now. In first couple months after they bought the building, they had given new options to pay rent. Chose to do so via online banking. Got 10 day eviction notice twice, couple days after paying rent for supposed failure to pay. First one not even filled in fully without second page. Called them, it was cleared I had paid. Also informed that they hadn't done it properly. Second time all filled in with both pages. Called again as had paid. Switched back to cheques.	The rents just keep going up, especially after a tenant moves out. BC has some decent protections with rents while on the same lease. But nothing to stop them from raising it as much as they want after lease ends. Makes it next to impossible to find a place if you need to move. Even more so if you have a pet. If you must move, you need the months rent plus half for a damage deposit, plus half for a pet deposit if you have one, I do, plus expenses to pay to move your stuff, truck or moving company.	There need to be regulations set that put caps on rent, especially for places designated for low income housing. All corporate landlords should be required to have a set percentage of their available rentals set as low-moderate income spaces without an opt out or way to challenge it. There should also be a group that checks to ensure they are abiding by the regulations and dole out fines or such of they aren't.
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						Now pay rent a bit earlier to ensure it gets to them. Also attempted to charge for parking spot which was part of our lease through old landlord. Called and cleared that up.		
217	London	N5V 3P3	Don't know	Don't know	13 years	bed bugs for the last 4 years. Elevator issues. Water issues. Threats to our security with this new corporate landord. We used to get together as tenants to have a turkey dinner at Christmas and have corn roasts,hot dogs and hamburgers in the summer. Now we do not. They have stifled us as a people. All of Canada is actually divided now and it is ashame! Superintendent problems have also increased.	Check the cities homeless people and you have your answer! The fed gov't and provincial government and city governments are not doing enough. It seems our vote doesn't matter any more (though I will still vote as it is my right!) only the special interest groups does and corporations get too many tax breaks. Profits can be made through cooperation rather than through	Corporate Landlords are in this for their own profits and for those of their shareholders. They are not into it to co-operate with people and give any of us a decent place to live. They need to be accessible and more willing to assist those less fortunate than them. The fed. government needs to pass laws to enabe that to happen. Renovictions must stop!

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							<p>competition. We have it all wrong here. These corporations don't seem to come across as having families who love one another. They care nothing for us as people unless we can give them a profit in their business dealings!</p>	
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218	Ottawa	K1Z8M2	Homestead	Homestead	1.5 years	poor building maintenance while they focus on getting apartments renovated to make more money; major problems with the heating & A/C ie. no heat for days in winter; no follow-up on work orders; asbestos in ceilings; leaking, drafty windows; poor communication from rental office; they've applied to the City of Ottawa to build another giant tower 200 yards from our side of the building when they can't even maintain the three buildings they already own on this property		
219	Ottawa	Ottawa	K1N8J6	Homstead	6 years	Very tense fight because of lack of integrity, transparency in Above Guideline Rent Increase	Regulation is needed to cap rent increases between tenancies to prevent tenants on fixed incomes to have to choose between eating or rent and living with the fear of	CAP on between tenancy rent increases to a reasonable percent rather than allow a Wild West situation to continue; regulate the commodification of housing investments

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							becoming homeless....the stress and anxiety is causing physical and mental health problems that should be avoidable	
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220	London	N5V 3P4	Do no know We were told Webster Apartments Inc.	Webster Apartments Inc.	26 Years	I was stuck in the elevator last month. Not the first time. Third time. No more garbage can for the doggie poop. It was removed a month ago, because it was not emptied for weeks sometimes. Wash and dryer machines are not repaired. We used to have a squirrel live in the laundry room for over one year when she was finally evicted. I have dripping taps in the bath tub and kitchen sink. Previous owner only had one man to do repairs, maintenance, snow removal and grass mowing. When Webster Apartments bought the buildings, we have nothing but scare tactics and harassments. Immediately, ten units in each building were given renoviction notices. I received "End of Tenancy Notice due to Non-Payment of Rent" twice because the difference between the rent I paid and the subsidy cheque was sent to the previous	I had surgery on my left eye in June and July 2023. I believe this is due to the anxiety I feel, my age, 80 years old body is degenerating, my high blood pressure, previous injury when I fell on my face crossing Huron Street 5 years ago and the eye glasses were pushed against my eyes and I got a black eye. I did not trip, nor stumble nor slip. Last week the right eye started bleeding and the surgeon injected my eye to get ahead of the problem Until we have the corporate landlord, I thought I would be carried out in an	We have not seen our new landlords. We deal with their staff and so far they have not been respectful, pleasant, instead they are rude, threatening, and the rally with Acorn and Teresa Armstrong and Steven Cuddy present, there was some shoving with a renovicted tenant. I am only wondering what civilization has become when people can not be civil and respectful to the tenants and treat tenants as if they are less than human?
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						owner. Now we have cameras installed by tenants who received renoviction notices and the "security" staff of the Landlord wanted to enter a tenant's apartment. Our lobby was mopped and cleaned thoroughly by tenants when nobody did it for weeks. Now it is cleaned and we even have a new mop.	ambulance when God wants me to go home. Now I don't know where I will be. I think that the federal and provincial governments have forgotten us, not rich people. Very sad.	
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221	HALIFA X	B3R1X4	Ron Lovett	Same Vida Living	6 years	Lack if repair, many requests. We are dealing with rodents and bedbugs, ongoing. We have dealt with roaches, in the past. Apparently they are back in the building. We have black mould. We have dealt with an inch of pigeon feaces on our balcony and nests with babies in them.. We live on the 3rd floor with no elevator. We have plumbing problems, fixtures are loose and going to fall off. The halls and laundry room, with 2 washers and dryers for a 30 unit building, with children and dogs, are always filthy with debris on the floor. Our old landlord who was a RHEET, was never available, and dealt with METCAP, who both ignored requests, and complaints. There were addicts, drugs and alcohol, who partied all the time causing trouble, with fights, friends hanging around, and intimidateing tenants. The police were often in the	I don't think the federak Government under Trudeau are doing much for Seniors in rates of Pensions, and affordable, safe and healthy housing. Our in mcomes are not allowing us to rent good housing, and building this housing us being ignored by Federal and Provincial Governments. The Rent caps over the last few years have saved us, but, the Developers don't want to invest in Affordable housing. The rate of return on investment is not enough.	Any efforts would make a difference They are the current Government. U'n sure they have experts who could come up with concrete ideas, but, they choose to ignore people and let the housing crisis to worsen.
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						<p>building. We have a new landlord, who has hired a tenant to be a Goodwill Ambassador for the building. All requests go through her. As time goes on she has been overwhelmed with requests and complaints. She has had her tires flattened twice. The landlord said that he was going to get grants from the government to fix up the buildings. A month ago he started doing cosmetic things like painting and residing the outside of the building, replacing roof water wainscotting, checking the proofs and balconies, replacing water pipes to the road. The drive ways have pot holes and pavement missing which makes a muddy mess and damages cars coming and going. The garbage is always over flowing in the bins, attracting rats. We got two new was hers from Coinimatic, but, we can never get access to</p>		
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						<p>them. The problems within the units continue and the halls are always filthy. I'm sure the air quality is bad in the buildings. My roommate and me have been plagued with allergies and sinissitis since moving here. The rents in Halifax have doubled recently and as seniors we can not afford to move. Also there are AIR-B-and-B's taking up the existing rentals. Even if we were to move miles outside the city we could not afford it and we don't have a car. Housing has a waitlist 1 to 2 years. So, we are definitely in an unhealthy and unaffordable situation.</p>		
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222	Etobicoke	M8V0C2	Bensu Tang and Yijie Tang	TSCC #2490	1 month	There seems to be no urgency from the company about issues with the building- I learned only this week that they don't actually separate recycling/garbage/compost in the chute as advertised, so my complaints about not being able to use the buttons on the chute was pointless. My garage door opener has stopped working and I have been told to just wait- I literally cannot leave or enter my parking space when I need to because of this. I have to wait for someone with a working fob to come along. I dealt with killing an ant infestation and replacing lightbulbs on my own because it was easier than the landlord coming out to fix it. I've let the landlord know that the washing machine leaks and has mold in part of it and there is no movement to have it fixed. It does not affect my ability to do	I had to pay nearly \$10,000 just to move in to this place and then my industry shut down at what is usually the busiest time of year. I am 200 hours short of qualifying for EI because I am mostly self-employed. It is impossible to accrue savings when my rent is 50-70% of my earnings (\$2400 a month plus utilities and internet for a one bedroom). Everything feels too difficult and yet impossible to resolve. I retrained and got a higher paying job only for	Don't allow landlords to keep vacant properties. Don't allow rent to be above a certain percent of average wages. If the government concluded during the pandemic that everyone needs \$4,000 a month to live, they must raise the amount of ODSP/equivalent disability payments in other provinces. Empower tenants to withhold rent when landlords are not doing their duty.
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						laundry but as I told my landlord it could be causing lasting damage.	my sector to offer no contracts for several months. Having rents so high and landlords so unwilling to rent to anyone who poses a "risk" to their investment is forcing people into precariousness through no fault of their own. It is unjust and hurtful to exist in such a world.	
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223	Toronto	M8V1E7	CAPREIT	SAME	12 YEARS	<p>CAPREIT does the absolute minimum maintenance and when they do it, it is not according to regulations. They even use bug infestations as harassment. I would suggest you investigate a lobby group called REALPAC. It is national and all its members are the majors.</p> <p>I believe they actually do training on how to decrease costs through intimidation and ignoring regulations.</p>	<p>Unfortunately, in Ontario, it is the Provincial government railing against tenants and giving increasing leaway in support of landlords. It is not just a funding issue. We need strong legislation with equally powerful deterrents to give tenants a break.</p> <p>True rent control with enforcement will give tenants instant relief and that is a Provincial issue. Throwing money to developers and landlords will just empower them to doubling down on what they are doing now.</p> <p>We also need strong legislation on</p>	<p>I now believe that in Canada, housing is now a human right.</p> <p>So, the Feds must find the laws in Canada to enforce that concept and then put it to the Provinces to comply.</p> <p>As usual, enforcement is the big issue. Piddly fines are chump changes to billion dollar landlords. These bottom feeder landlords do not understand ethics, nor do they have a moral compass. They are driven by greed so they will only understand fines which match the offenses very well. They will scream like pigs but they will quickly comply with anything that hits their bottom lines.</p>
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							<p>"affordable housing" using the true definition. Affordable according to all businesses who lend credit or money means 30% of income for housing. It is a rule used since the Second World War because it ensures that the borrower will not default on a debt.</p> <p>The same is true for tenants and their housing. Just ask a developer if they would approve a mortgage for a condo which is say, 80 percent of income. They would not do it. What's more is that condo</p>	
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							<p>developers don't care about the longer term because most of them build and then walk away.</p> <p>Finally, tenants need to read more so they won't get conned either by developers or the government. Such items as the province blaming the cities for not approving new builds fast enough. The truth is that thousand of new homes are delayed by the Provincial Appeals process where developers return again and again for "MORE" density, cost breaks -- name it. These appeals go on for years while the City of Toronto, for example, has surpassed its promised approvals.</p>	
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224	Hamilton Ontario	L8L 5T6	GQ Residential	Walcott Properties	9 years	Landlord wont repair problems, water issues, engages in harrassment, intimidation, building halls are filthy and rarely cleaned properly, bugs, criminal tenants, running illegal casinos in units, difficult to reach landlord, wont respond to emergengies etc. many many other issues	its killing people, the lack of support is causing suicide	roll back rents to pre pandemic or before rates, if this isnt done it is game over for working class. the whole country has had to adapt to landlords greed, units in my building being raised by 125%,, that is not inflation but pure greed. landlords should be prosecuted for fraud.
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225	Ottawa	K1V 8X8	Hazelview Properties / Timbercreek		Nov 2018	1) My Living room window has massive air flow when sealed closed. I have to duct tape it because it lets cold air in winter in and freezes the place and hot air in summer, it generates heat. When it's 30 degrees celsius outside, the window is 50 degrees celsius. There is water damage around the living room window and has rotten the wood beam the window is sitting on. I have been trying since I moved in to fix the heating and cooling issues in my apartment to no success because the landlord refuses to actually replace the living room window which is what needs to be done. 2) Plumbing in the bathroom above me, when it's plugged, breaks seals and sewage comes through my ceiling air vent, of which should have a fan but doesn't have a fan probably for this exact reason. 3) Elevators are regularly broken and out of service. I have had it 3 times	Too many homeless on the streets all across Canada. It's absolutely abhorrent how people are being treated. No one deserves to go through that hell. Canada needs to do better.	50% of all high rises need to go to people who are either on social assistance or who are homeless. And need to be subsidized. Politicians should not make more than 100k a year and should have to go through law school before becoming a politician and have a grade higher than 75% to be able to become a politician.
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						<p>where the elevator fell 2 floors. 4) The heating element in the entrance where the call board is, is always left on even in the summer because they don't know how to turn it off. 5) The call board always breaks and people can't buzz in. 6) The ventilation in the elevators is regularly turned off and in the parking garage. 7) The water is shut down nearly twice a month for repairs. 8) I pay for parking and when they want to wash the garage or paint the lines they never offer me anywhere to park my car so that it doesn't get towed or damaged as they claim it will be and they aren't responsible for parking tickets. 9) They have inspected my place for the window without making any repairs that function at least 20 times in 8 months. I feel like it's just harassment at this point. 10) They had told me, before they said they weren't responsible for parking tickets, that they</p>		
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						<p>would pay mine that I got for moving my car when they were washing the garage. They didn't pay it and I found out I couldn't renew my plates without paying a huge fine. Because the landlord failed to tell me about it. 11) I've had management in my home during an inspection where the man was screaming in my face that I didn't know anything about anything. While I had a by-law officer in my home, who also did nothing to stop it. 12) I've had at least 8 contractors and 4 plumbers in my apartment to try to fix problems and they never are. They have also stolen my belongings too. Hairbrush, toilet paper, and garden stones of all things. And the landlord has not resolved the issue. 13) My mail box is broken. 14) The garbage rooms always stink like puke. 15) They never clean the carpets in the hallways, there's still a puke stain on the floor</p>		
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						<p>that has been there for 3 months. 15) The elevator buttons are always disgusting. 16) The doors are not wheelchair accessible in the basement. 17) My front door fire safety mechanism is always leaking oil out of it. 18) The stairwells are in very bad disrepair both in the building and in the garage. The stairs in the garage feel like they will collapse when you walk on them. 19) The car doors on the garage are usually broken. 20) Security in this building is a major fail because the doors keep getting left open or the locks are broken and you can open the doors without needing the fob on your key chain.</p>		
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226	Kingston	K7L2Z8	Homestead Land Holdings	Homestead	10 years	We have lost our superintendents so security and cleanliness have decreased. There are more thefts, including delivered packages, car contents. Maintenance is slower and less competent. Also, rents have risen quickly after empty apartments are renovated.	Landlords can do what they want, including neglecting their property and tenants.	Ottawa should take back responsibility for social housing which was ended under Chretien, I believe. They should also regulate rents if possible under our federal system. And housing should be for living, not for profit. Highly regulate the corporations!
227	New Westminister	V3M 3S5	Haro Pacific Enterprises Ltd.	Haro Pacific Enterprises Ltd.	10 years	Parkade leaks when it rains and drips rusty water all over the hood of my car, leaving mineral / rust deposits that need professional tools and chemicals to remove.		

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228	Scarborough	M1j3c9	Not sure	Golden	6 years	I experience most of this in my unit I have mold and holes broken floors broken stove and had to buy my own fridge. The vent thing over stove fell and hallway outside the unit smells not clean and bug by and in garbage thing bug in laundry room and elevators very dirty and brakes down a lot. And the people almost every other da kicks my door and try to use they key to come in my unit or hey give me a 24 hour thing to come in once a week most time they do no come but then they come on a differ day really when I am by myself I put a dresser in front of door so they can not come in	The lack too many family have no homes it sad housing should be a right not a frill	First they have to lower the rent all over And if corporate landlords give cheaper rent in half the building and keep up to date on fixing everything than the government should lower there taxes and for doing good but it they do not do this make them pay higher taxes cause the only way these corporate landlord will do anything if they lose money and if the land lord dose not fix anything I a week or two then the renter should be able to get some one to fix it and then the renter can put that towards the rent Housing should be a right and every family should be in a home And the government has to make Sure low income family with bad credit still has a home landlord should not be able to check there credit cause right now most low income family ther credit is poor to bad cause we can. Not pay for everything
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229	Calgary	T2J 6W3	Anthony Giuffre	Avenue Living	6 years	<p>There is black mould growing in the bedroom closet and the hall closet as they are next to the bathroom which flooded last year, due to a broken water pipe. There is lack of response from the management company. My rent was raised by \$480.00/per month, this June, 2023, which is more than one of my pay cheques. I am fully employed by the Alberta government in Health Care, and can no longer afford my rent. The no vacancy rate is very high, and I could not find a cheaper place to move. I will have to move to a bachelor suite next June and they are now running at \$1200-\$1300 a month. Again, not 30% of my income, but 52%, which is not affordable. If I am a Canadian citizen, fully educated, fully employed and cannot afford an apartment, how is it that we are bringing in so many foreigners, who can't speak English. Where will they live? How can</p>	<p>The answer of the local, provincial and federal governments is that they have plans in place to build more affordable housing in 2-3 years. I need a rental cap NOW! I need a rental cap in place by next June...housing in the next 2-3 years doesn't help! My rent will go up again in June, and I cannot pay anymore rent! I am worried that I won't be able to find a cheaper place to live. And again...!m fully employed!!</p>	<p>1) a rental cap must be in place. No one should have to bear a 25% rent increase in one go. 2) My landlord received money from the government to make his properties more climate control appropriate. But how about making sure those landlords clean up the black mould in their buildings, to protect the health of the tenants. 3) build more affordable housing, not just for families, but for singles as well. A good proportion of the population is single, but singles can't afford houses. Build for singles, and the growing retiring senior population, who are largely single females! 4) change the zoning in more urban communities to include these buildings to house singles! Affordable housing.</p>
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						they afford an apartment, and find appropriate work for the rent, if I cannot?		
230	Hamilton	LL8M 1N5	Dylan Suitor	Grow Ontario Property Management	19 years	One slumlord after another has bought the building, failed to maintain it and then flipped it. The current owner is attempting to renovict all remaining tenants.	The lack of action at the federal level is one of the major reasons for the current housing crisis.	The federal government must work with other levels of government to ensure more affordable housing is built. They must exert pressure on other levels of government to strengthen tenant protections. Federal housing subsidy programs must be greatly expanded.
231	Toronto	M5R 2K1	Wendy Williams	Firm Capital	One year	Illegal evictions of approved summer sublets, lack of urgency dealing with pests (cockroaches), lack of communication with testing fire alarms, entering apartment with little to no notice.	I am trapped in this living situation. There are no other options for me to leave because I cannot find comparable rental prices to my current rate.	Clear the landlord and tenant board backlog. I can't reasonably file against them so why even bother with the current response timeline.

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232	Hamilton	L9A 5C9		DMS- Liuna Properties	17	Lack of any repairs being done Mice , Rats and Cockroaches as well. Not replacing items when they are old and are causing problems Taking over a month 1/2 to even repair a door handle or to replace the door because the skins are falling off. Weve had 5 leaks coming from bathroom in living room ceiling and still not done right.	There isn't enough housing for anyone right now they shouldn't be building condos they should be building affordable housing for everyone.	Get them to do the repairs and fix the units up to standards and just keep up with the properties.
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233	London		Dont remember	Webster Street Apts.	10 months	When the new landlords took over they took all the charm away from the front lobbies, sent out eviction notices to many people in both buildings, also sent notice re car licence plates, shortly after they sent a notice re parking that will now cost 200 per month. I was verbally told the a spot comes with the apartment. The building was usually cared for like clean lobbies, elevators, laundry room, now they are not cleaned anymore	It causes a lot of stress, that's for sure	There needs ti be a law to protect people, period.
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234	Brampton	L6w1v1	Boardwalk GP	Boardwalk GP	2.5 years	<p>Living at Ardglen Place is stressful to say the least. No matter how good of a tenant you are the managers find ways to harass and make life uncomfortable here.</p> <p>Most recently I was served a N8 for arrears of 9 cents. The arrears could have been avoided, had Boardwalk GP staff responded to the numerous texts and emails I sent to the site managers requesting an explanation for the arrears, but they ignored my emails and texts. Almost 6 months later they sent me a N8 stating that I constantly pay my rent later (which is a lie) and that I had arrears of 9 cents as the reason for the N8. Two days after receiving the N8 I received an email from the Landlord and Tenant Board stating that I was a respondent in a Tribunal case along with information for me to register</p>	<p>Being that there are no affordable housing being built and all the affordable ones have been bought up by REITS and converted into ridiculously priced units, we will continue to see the health of Canadians decline. How can we call Canada a first world country when the average Canadian cannot afford a home to live in. Right now there are third world countries with better living standards than Canada.</p>	<p>The federal government needs to start building affordable housing. This is the only Solution! The private companies only build for profit, they will never build affordable homes because it's not in their business model.</p>
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						<p>online and provide my response. This took me aback, I could not believe these people would waste the Tribunal's time on such foolish accusation. After entering the information they provided me with on the LTB site, there was no information linking my name to a case, there was a file number but no information. Boardwalk threatens their tenants with bogus LTB application, some of which are against the RTA.</p> <p>Their site managers rarely answer the phones when tenants call to inquire about situations that need addressing or maintenance to be completed. They take excessive time to complete maintenance request, nothing is done in a reasonable time. They enter the units more than any landlord should in a year. Their staff discusses tenants private information with other</p>		
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						<p>tenants, which leads to gossiping. They allow harassment to tenants by not addressing complaints in a timely manner if at all.</p> <p>This place is like a prison, there is constant surveillance by the company, for example, after acquiring the property from Cogir/Starlight they flew drones over the backyard without notifying tenants they would be doing that, completely invading our privacy. They have people walking around peeping into backyards. They harass tenants about the most minute things.</p> <p>Living at Ardglen has completely changed my views on what this country is about. Our government has given all the rights to corporations, while leaving the middle class, poor and disenfranchised Canadians to be treated like second class citizens or trash. There is no help for us at the LTB, the LTB</p>		
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						<p>needs major reform, it does not serve its function.</p> <p>I recently returned back to school to improve myself, it's been difficult to study due to the stress I receive from Boardwalk and it's agent's. I do not live at this property on purpose, I live here because it is what I can afford, if I could afford to live in a better neighbourhood I would, but unfortunately Canada is only for the rich and wealthy now.</p>		
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235	Vegreville	T9C 1K5	Mei Feng	TransGlobe Holdings	4 months	The halls and staircases are always dirty, and the whole building smells of cigarette. There was a fire in my unit while I was at work. The unit was supposed to be accessible (at least to remove items) after 3 days, per the fire department. I was not allowed to access my unit for a week and a half. They removed my items without telling me beforehand and placed these items in the parking lot. I have not been able to live in my unit for approximately 3 months (and counting), and they have denied my requests for prorated rent and have given absolutely no timelines for when the apartment will be ready.	People are struggling to afford basic needs with the steeply rising cost of living. I work in a rural Alberta FCSS, and I cannot find suitable housing even with reasonably good income. People living on fixed incomes are having an impossible time affording their utilities and groceries, and landlords are only increasing rent. The federal government does not care about low-income individuals and families. Occasional rebates and affordability payments (that nearly no one is eligible for) are not going to address the root concerns of poverty. We need a system based on care rather than profits.	Rent caps might be helpful. De-incentivising for-profit housing could be a good solution as well. When housing can be used as income, it provides an incentive for those with means to purchase a large portion of available housing. The lack of housing supply (and high demand) drives prices up and makes it difficult for the average person to afford to own their own home.
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236	Vanier-Ottawa	K1L 7L6	OPG Holdings INC(founded by Currey Insurance and Investments)	Lapage Pelletier INC	Since January 2013	Previous landlord was great.The new owners are only for the rich and needed to be pushed by the city when there was a drain backup in November 2021 to get the problem fixed.	Allows renovations and demovictions	Abolish renovations and demovictions.
237	London	N5Z 3S9	Suki	Universal properties	10	Want to evict my mom who is 71 years old she has know where to go	Not sure	Not sure

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238	London	N6H 4R5	Old Oak Properties	Old Oak Properties	3 years	<p>Overall, living experience has been good / okay. Some recurring issues that are a problem that become a financial and mental strain are:</p> <ol style="list-style-type: none"> <li>1. Lack of general repairs around the building: garbage chute door, front automatic doors, mailbox, washing machines (common area)</li> <li>2. My mailbox was broken into and I was informed that this has happened multiple times. What is Old Oak doing about it?</li> <li>3. Pests: I had bed bugs and Old Oaks did NOT treat the whole floor or neighbouring units. I've had repeated pest problems.</li> <li>4. Constant hiking of rent while offering poor or deteriorating services.</li> </ol>	<p>It's negatively impacting our emotional and financial health. We have very few options to live in cities, which is where all the jobs are, since these big corporations own all the buildings.</p>	<p>Help control / limit annual rent hikes. Ensure that landlords offer fair and proper service to their tenants, and if they don't, give tenants viable options to complain and take legal action.</p>
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239	London	N6H4S2	don't know	Old Oak	2 years	Old Oak has not adequately fixed problems with our unit. We have asked them to please fix the leak over our toilet, where soiled water occasionally leaks. They only changed the tiling and the roof is still leaking. They did not fix the problem, they just cover it up. We have asked them to fix the bath tub that came broken with our unit and have not heard back on this issue. Additionally, they are quick to harass us over minor issues in order to remove us from our unit.	Old Oak is quickly changing the units in order building to newer units without renovating the actual piping/ water system. They raise prices and disregard renters that pay less. It leads to less respect for lower payers.	The federal government needs to ensure that renovations include renovations to lower payer renters and to the infrastructure of the building itself. companies cannot be asking for for more money for places that are only renovated on the surface and not include repairs to the actual water systems or other infrastructure issues that affect both lower and higher payers. These companies cannot be doing only surface level repairs. They must fully repair the damaged properties.
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240	New Westminister	V3L5C8	Alex	Bayside Properties	1998	The original windows and balcony door, don't seal anymore. Letting in bad air quality. I have black mold in the bathroom. Asbestos is underneath the falling apart carpet. I can see metal on all edges of the walls. I get electric mini shocks when it's windy. Was told, I would have to move out all my things. Before they could do anything. I worry about getting reno evicted. Alex the landlord likes to yell at us tenants. And has tried to evict me.	Oh geez, do you have 2 hours to spare? Because that's how long the list is.	The Federal Government, needs to stop giving all rights to Landlord Slumlords. Change the RTA.
241	Ottawa. Ontario	K1L7A9	Homestyle suites	Homestyle suites	18yrs	Cheap, cheap, cheap, the carpets are cleaned once a week. Otherwise no up keep. Minimal snow removal, no upkeep in my apt. Paint peeling, toilet Constantly leaks.	It gives the corporations the ability to buy existing units, "demolish" when its a renovation, call them new and double the rent. The building permits are too slack. In our building, they gutted	Absolutely ensure standards and upkeep. Ensure that the amount of units increases. Keep older buildings from being over priced due to renovation s.

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							it, said it was demolishing the units, and they said " they wanted a better class of tenants ".	
242	Calgary	T2A1L5	Mainstreet	Mainstreet	4 years	Repairs have to be faught for and then the tenant is charge for the repairs. Rent goes up over \$100 every year. Theyre forcing you to pay extra for appliances when we have our own. Harassment by landscapers and resident manager. Lack of follow up when complaints are filed.	When living on a fixed income and your rent keeps going up its impossible to afford basic needs now.	Put a cap on rent hikes
243	York	M9N3R7	Dream	Rhapsody Property Management	9 years 20+ in building	non stop construction, non stop AGIs	allowing the AGI loop hole	

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244	Mississauga	L4X1R8	Capreit	Capreit	16 years	Capreit doesn't like to fix anything. I have the same work order from 2017. As well, I have been dealing with sewage coming up in my basement for over 10 years. It has come up over 6 times this year. I even filed a complaint with the city, but no results yet.		Overhaul landlord and tenant board. They aren't helping tenants enough.
245	New West	V3M1Z9	CAPREIT	Same	4 years	The first few years were dominated by poor communication and slow repairs. Slight improvements lately though.	The lack of a federal housing program has not only played a major role in worsening thousands of lives, I feel the federal government's negligence around housing has led to the loss of many lives.	I believe that a 'voucher' program could be implemented first to deal with the immediate crisis. A flexible 'voucher' for elders at risk and disabled residents to use on existing housing stock removes the complex, building of, managing of and the maintenance of new housing. The US Section 8 voucher is an example, but lately the program has been neglected and is less

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								effective but was once well run.
246	Toronto	M5G 0B1	YWCA	ACML	7 years	broken cooling system, crime (thefts) broken elevators	It is creatig homelessness. The tent cities in my surrounding neighborhoods, food theft , violent crime,etc are a testament to the serious physical and mental health toll that homelessness creates.	Prioritise co-operative and non profit housing, put limits on corporate landlord aquisitions, change the definition of 'affordable' rent so it is not based on over inflated market values
247	Mississauga	L4X 1S6	I don't know		2018	Lack of repair, harassment, made a hole in my kitchen ceiling and not closed it since Dec6 2022, all lights are not working	Tenants faces eviction unfairly and have no voice on the matter	Government should not be biased by favouring the landlords, listen to the voices of the poor hard working people since they are also paying their taxes

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248	Ottawa	K1L 6N7	Don't know	CLV Group	Unit 21 for 25 years / Unit 17 for 6 years	No serious new problems yet in first 6 months with new property management.	People on low or fixed income cannot afford to live with rapidly rising rental payments.	Federal government should be involved in preserving currently available affordable housing and encouraging new affordable housing by offering building incentives, establishing clear regulations and exercising strict and severe penalties for non-compliance. Provincial and local governments should audit landlords to ensure all
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249	Ottawa	K2P0M1	GorFay Realty	None	2 years	Security concerns including a number of break in in the building, also bad plumbing and toilets that overflow into downstairs units.	Ending federal funding of affordable housing in the 1993 Cretien/Martin budget, that was the beginning of this whole mess. Previous to 1993 the government was funding 10,000 units of housing per year, and we need to point that out because it's 30 years ago and the current Liberal government needs to be named and shamed for starting the housing crisis way back in 1993. We are missing at least 300,000 housing units across the country today based on the Liberals defunding public housing.	Return to funding and building public affordable housing. And nationalize REITS when the housing market collapses. WHEN the market collapses these corporate vampires will go begging to all governments for bailouts, and politicians may agree because developers like banks are too big to fail. But average people will be against the idea of giving public money to their landlords! This is going to happen, and it will probably happen soon, within the next year or so. It will be 2008 all over again, only worse, because it will impact renters and homeowners alike. Canadians are already drowning in debt in the middle of a record inflation, interest hikes are pushing us further under water, and the looming recession is a tsunami wave heading straight for workers and the poor in Canada. This period of our history will see the end of the myth that Canada is the best country in the world to live.
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250	Burnaby	V5J1A8	Don't know		5 years	April 25, 2023 my unit was in fire, since then I'm sleeping on my car. I have not received any paper from management company, no termination of rent, no deposit, nothing in all. I only know that they are reconstruction the unit to rise up of rent between \$1,700 and \$2,000. I'm a disability person PWD, so it's impossible for me to pay.	Should be taken care of this long time ago, before so many people are facing financial difficulties and living in the streets	The Federal Government should stop this corporation landlords take advantage of the people who cannot afford more than they can
251	Halifax	B3R 1R3	Seymour T.	Olympus Properties Ltd	10 years	pests, Insects bites, Fire Alarm ring for night disturbances, mould, and less repairs	yes	Reinforce the controls active and open communication between Tenants and Governments



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252	Scarborough	M1J3C9	1815212 Ontario Inc.	Multi-Res Management	7 years	We have repairs that still aren't fixed. We deal with mice and buy our own traps bc theirs are cheap and don't work. We dealt with bedbugs for 1.5 years and spent thousands. We have to buy a cockroach gel from the states bc sprays are toxic and they don't work. Also, their gels don't work. I have had a very leaking window for 1.5 years. I am constantly wiping up the water and placing towels on the window ledge and floor; lots of laundering of towels. They got a "professional" in who waste capable of understanding what I was saying. I have had issues with LL taking out more rent than approved, major communication problems.		All of these that you mentioned! Mandate disclosure of property ownership! Mandate full Rent control across all provinces. Stop financialized landlords from buying more affordable housing. Set limits to how much housing they can buy. CMHC should create an Acquisitions Fund that would enable non-profit, co-op and land trust organizations to purchase at-risk rental buildings when they come on the market. Immediately plug the tax loophole that gives massive tax exemptions to REITs. Any federal financing should be tied to a no displacement guarantee; housing targeted to people in core housing need, Build a minimum of 1.2 million units of social housing and affordable housing in the next decade.
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253	Toronto	M4Y 1H5	CAPREIT	CAPREIT	8 yrs	<p>- Harassment: regularly refuses to reduce rents with deceiving legal letters claiming reasons why they do not have to but the letters are smoke and mirrors. eg. AGI expired and they are phasing in reductions over an additional 3 years and it is willful that they are stealing tenants money. The stock market auditors certainly do not write about risks to generating income, like AGI expiry rent reductions. Perhaps it is a major stock holder violation not to include it in the shareholders reports. CAPREIT has sent me several letters intended to mislead me and the lawyer who sent over half of them is now an adjudicator and the issues are not waiting to be heard at the LTB. That is a huge power imbalance and definitely intimidating for tenants to have the nerve to fight back for their rights. I have lots of other criticisms. I definitely feel</p>	<p>I don't know what to say about the federal government's action. Seems like a vague question unless you Define lack of action. what I can say is that the Homelessness crisis is definitely the worst I have ever seen it and we need more supportive housing for those who live rough outdoors.</p>	<p>- Firstly, I think it is CRAZY that the RTA allows landlords to pick and choose what units are going to get AGI's, even when all of the units meet the threshold of eligibility. It seems in our building, the tenants with the lowest rents got large AGI's. Obviously CAPREIT does not NEED the money or everyone would have gotten AGI's in 2012. If they can afford Capital Expenses, they don't need the AGI's. But they definitely need some kind of incentive to maintain the units somehow.</p> <p>- re: Healthier: the gov't is approving building projects on land that is very valuable to people left in it's natural form. CAPREIT plans to build a monstrosity on our property and will eventually rennovict me because my</p>
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						<p>harassed by repeated breaches of RTA rules that their lawyers try to cover up. J322</p>		<p>unit is in the construction zone, and if I manage to return with right of first refusal, I will lose all of my precious greenery and parkland that I rely on daily for my health. And the units they want to build are mostly 1 bedrooms - higher tiered rents and will not solve the housing crisis. It's depressing.</p> <p>- If it's too hard to get rid of AGI's, then they should force landlords to provide detailed capital plans to tenants which is not enforced by the RTA. Only The city of toronto - RentSafe TO program expects Capital Plans to be available to read by it's not the same jurisdiction who can enforce it when they do not comply. We rarely get to observe capital work while it is happening</p>
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								<p>because they are very vague about what the work is and when it will occur. and that makes it very hard to track. Our 4 elevators got modernized and they sent out a notice to all tenants stating the 4 elevators were finally finished. they posted the notice on the tenant notice board, which was RIGHT BESIDE one of the 4 elevators that was not finished being modernized (no interior or doors and wires hanging out of the panel "out of order". I'm sure they will try to trick us in a future AGI by claiming the completion date of elevators which was not actually true.</p> <p>- AGI' expiries (useful life / costs no longer borne) and all Rent Abatements from T3 reduction of services should be have a</p>
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								<p>mandatory procedure for landlords to initiate just like they know to calculate interest on LMR's so why can't they be forced to do the rest.</p> <p>rather than the tenant having to apply to the LTB to get unethical landlords to cough up the money. Eg. the pool was closed during the pandemic. I didn't take it to the LTB for many reasons but did write CAPREIT and got a "smoke and mirrors" letter from Cohen and Highley lawyer (now adjudicator) stating they do not have to reduce 1.5 years worth of no access to the pool and gym and quoted incorrect sections of the act to confuse us. There should be consequences when Corporate Landlords lie and say they are "not required to do something when they are" since they can afford</p>
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								<p>lawyers at Cohen and Highley. They should know better and the claims of ignorance are unjust.</p> <p>-There also needs to be more oversight on medium term rentals. CAPREIT converted over 20 family units of 2 bedrooms into a 3 bed shared accommodation for international students (head tenant: Pearson Housing) and this started back in 2021. They are somehow profiting but claim the students are not covered by the RTA and they love to jack up those rents to the students while our rents get pushed higher from the removal of affordable family units for tenants.</p> <p>- More RGI supplements and have the feds take back</p>
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								<p>jurisdiction of the subsidies that the feds downloaded onto the province.</p> <p>- I'm sure there is more but I am just writing as fast as I can without edits because I find it too overwhelming to discuss all of the complicated issues that CAPREIT initiates. I am hoping someone will make sense of what I am trying to say.</p>
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254	Calgary	t2a115	Mainstreet Equity	Mainstreet	15 years	excessive rental increases, \$150/month this Sept 1 2023. used to be \$995, has go up and down every year. mould, flooding, broken doors, windows, etc. landlord isn't helpful as he has to "ask the head office" before approving anything. harassment from maintenance/landscaping staff	nobody can save for emergency when rent is entire paycheques, especially people on income support	put a rental cap. maximum percentage they can raise rent. rent going from \$1295-\$1445 in one month!?
255	Fredericton	E3A 4K1	Colpitts	Colpitts	6 years	Constant rent increases. Air quality is poor, we need to run a dehumidifier all summer and a humidifier all winter. Constantly dealing with bug infestations, mostly ants.	It is worsening our lives by ensuring we don't have enough money to live safely and comfortably.	They should offer Universal basic income that is sufficient to cover the cost of rent, groceries, bills, etc. They should also build homes for disabled people who may never be able to otherwise afford to live independently. They should set regulations for landlords. They should regulate the use of short term rentals such as AirBnB like has been done already in cities like Fredericton and Charlottetown.



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256	Nepean	K2G0V5	Aera Investments		20 years	Modest; service and repair is slow, maintenance minimal (eg rain pipes), laundry is a furnace in summer. No a/c for units.	The provinces and municipalities are where the real problems are.	Again, primarily provincial. Perhaps tying funding for affordable and other housing starts to stricter provincial enforcement of code, standards, installation of better energy efficiency.
257	Hamilton	L8l2h4		Rise property	8	Renoviction	Badly 0	

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258	Nepean	K2G 4L2	Don't know	Minto	5 years	We have experienced mould in our bathroom, peeling paint on our ceilings and window frames, ongoing problems with ants, and issues with our very disruptive and confrontational neighbour, all while rent has been increased above the maximum amount each year that we've lived here.	We will always be at the mercy of greedy corporations who do the bare minimum while colluding to raise rent further and further every year. So many people I know are in worse living situations than me, but can't afford to move because of how drastically rent has increased in the last 5-7 years. It's completely unsustainable and disheartening for anyone stuck renting with no relief in sight.	Rent control units so that all tenants are paying the lowest price for comparable units in the same building, and do not allow for increases when previous tenants move out.  Fine corporate landlords for any livable units that they are leaving vacant. Redistribute the money from this to low-income people for the purpose of allowing them to find more stable housing.  Limit or eliminate the financial requirements that corporate landlords can place to deny rental applications.  Cap the profits of landlords. Force rental prices to be capped so that being a corporate landlord is no
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								<p>longer an extremely profitable way to exploit what should be a basic human right in this country.</p> <p>Set up a crown corporation to compete with major corporate landlords, charging rental prices that just allow the organization to break even, exposing the exorbitant prices that the big companies are currently charging.</p>
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259	Ottawa	K1V8S3	Dont know	Dont know	1 year	Flooding of parking lot. Pests. On going screen replacement not done in a year.	Rents are to high from not enough houseing	Fines should be there for neglect
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260	Brampton	L6S4j1	CLV Group	InterRent REIT	7 years	<p>They do the bare-minimum repairs but usually as cheaply as possible. Even major investments are done by the lowest bidder and often just make things worse. For example, windows were replaced as required by building code changes to decrease heat loss but the new ones are so poorly fitted the wind just whistles through them. Major, impactful maintenance is often done with less than 48 hours notice, or they don't do it on the day they say and come back a week later. Power outages were often not communicated to us more than a day or two ahead of time, and sometimes then didn't even happen despite us all adjusting our lives around it, with no notice that it had been cancelled.</p> <p>Security of the building is terrible. At most there is only ever one guard on site, doors</p>	<p>The Government has allowed housing, a human right, to become a commodity akin to Bitcoin or gold or any other investment. The needs of the people who call these "investments" home is ignored in favour of maximizing profit. We aren't treated like human beings, just cash-flow.</p>	<p>Allow tenants to call their own contractors to perform repairs if the landlord does not perform them within a reasonable time frame and to a reasonable standard. Allow the tenants to deduct the cost of those contractors from their rent, for as many months as are required to cover it.</p> <p>Additionally, ban profiting on home sales. Allow homeowners to deduct the cost of their new home as well as major renovations/repairs from the sale of their previous home, and tax the rest at 100%. Housing should not be a money-making enterprise. Do the same for apartments: Allow making profit from rent, but not from the sale of buildings (make exceptions for new builds to incentivize construction, obviously).</p>
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						<p>are left propped open, parking gates are left up for months on end.</p> <p>Amenities often don't work, such as the underground car wash which has been broken for ages. Even my request that they simply bypass the pressure washer and give us a hose was denied for no good reason.</p>		<p>Make rent-controls apply to new tenants. Landlords should have to perform SIGNIFICANT renovations/improvements and apply to the LTB in order to increase the rent between tenants.</p>
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261	Calgary	T2P2T1	Don't know	WRE development	3 years	Cockroach problems on and off with several visits a year for baiting or sprays, pigeons nesting on rooftops mean balcony is always covered in droppings making it unusable (but it is the renter's fault they are attracted to our building), history of maintenance people not responding to our requests or even not believing that we have an issue, faulty electrical set up (if two things are plugged in and in use at once in kitchen, lights flicker and breaker goes off 50% of the time. So don't use the kettle and microwave at the same time), pressured to resign a new year lease months before we would have to give notice, elevators constantly breaking, not enough washer/dryers considering the amount of units, posters around holiday season very Christian religion based ("we hope the light of God's love shines on you..."), very low air circulation through	This apartment is probably the cheapest in Calgary for the size you can get. That doesn't mean you can skimp on properly caring for the building or caring about tenants. But because of the price we feel we have to just put up with our issues and not make any formal complaints for fear of contention or possible evictions	Rental caps, higher standard quality of care
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						the building (we constantly have fans on and windows open to be comfortable, even in winter), can not control heater temperature in unit at all- it's always on full blast and to turn it off we shut of the valve in the radiator. Have called maintenance guy about this and he replaced something but it still doesn't work properly		
262	Surrey	V3X2M2	Balvinder Boparai	Balvinder Boparai	9 months	Owner not fixing boiler.I have to message him most of days to reset boiler. He is not allowing to get free AC from BC government. It is very hot in my unit.	I have personal experience with this lack of federal government action on housing crisis. I was evicted from my previous basement after 12 years by my previous owner. I was paying rent on time. My previous owner told me that he want to use my unit for his mother.He forcefully	Provide rental units to low and moderate income tenants. Stop these big corporations to buy these rental units.



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							evicted me through bailiff. Federal government should make sure this could not happen to anyone else.	
263	Dartmouth	B3B 1A9	Basin View Heights	Universal	10 years	Leaks in front of our front door, old electrical, very old windows (not up to code), eviction for demolition (given a year and half notice)	People are being left with no where to live, cost of living is way too high, too high taxes, quality of life is not good, people cannot afford to live comfortably anymore and raise their family even with a moderate income from two people working. The government is very out of touch with reality people are living with every day	Homes should not cost more than half their income, rent should be assessable to anyone who is working or on any kind of leave. The government needs to start giving a living allowance to taxpayers to help battle the inflation greed or battle with corporations for exploiting renters

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264	Calgary	T2r0k6	Unknown, Homestead	Homestead, Birkenshaw is the building	2.5 years	Constant water shut offs and fire alarm testing, random inspections, dog urine and feces, our recycling bin got taken away as a punishment for people not breaking boxes down, dryers often don't work even after a price increase, bitten by tiny bugs when sitting on shared furniture outside, poor heating, elevators were dangerously broken for years with no fix until it was too late, various units in bad disrepair with Bo solutions, poor communication with management, security concerns, rent increases and threats of illegal increases for using my AC (I have heat sensitivity from a health condition), etc.	We can't survive but we still have to work 2x as hard. It's out of control.	Legislature to stop mass buying of homes, controlling banks and big business (land holding companies AND grocery stores) and keeping them accountable for what they're doing to low to moderate income people, I'd happily pay provincial sales taxes so we could have access to health care and benefits.
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265	London	N5Y 4L1	Don't know	Skyline Living	5 years 7 months	<p>There is no accountability for repairs needed or done. Contractors do a terrible job, do not finish the project and leave it for months. The Management company does not inspect, assess, ask or care if anything is done correctly if at all. When asked if they would repair the units floors, which are uneven and dangerous, the response was/is 'we don't do that'. The contractor hired to do snow removal did not do a sufficient job of clearing stairs. I fell and broke my wrist. When I notified management, they said the law says the contractor is liable. Isn't the company accountable/responsible to hire competent contractors. They use substandard supplies when 'doing' anything. A brand new bathroom faucet which didn't work. Closet doors which don't fit properly in tracks , so they swing freely. I asked for a hinge for a kitchen cupboard for over 4 years. They came in</p>	<p>Lack of action is contributing to homelessness. People are forced to leave their residences simply because they CANNOT AFFORD to live there. The government is allowing greed to degrade people's self worth</p>	<p>Follow their own Regulations. Create new regulations. Enforce the regulations! Hire to ensure it is enforced. MAKE LANDLORDS ACCOUNTABLE. Bring back some reasonable rent control</p>
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						an replaced the cupboards, losing an outlet and pantry. The install was done so poorly that we could take things out of the drawer without opening it. We get notices saying they are doing inspections including appliance id, etc , etc They check the fuse box and set the smoke detector off. That is all they do. The exterior and grounds a left to degrade until it becomes a Capitol cost project, rather than repairs. Fear of being renovicted prevents me from fighting harder.		
266	Burnaby	V5H 3M1	Don't know	Proprise	Since January 2000	Mice , Flooding it wasn't fixed	We are being evicted by the end of November. No one from the local government has contacted us "yet "	Send the Mayor to live for three months the way we have to live. Give all the information about the eviction we don't have, we are not lawyers to know what to expect or even ask

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267	Calgary	T2R 0K6	Don't know	Homestead land holdings	2 1/2 years	Elevators broke down once it was a whole deal. It took way too long to fully repair them. There was a news story about it. Water shutdown happens almost once a month for maintenance. There was water leaking out over a parking spot 2 over from mine.	Its bad.	3rd party audits. Options for cooperatively owned apartments.
268	North York	M3M1J6	Don't know	Briarlane	10 years	Rent increases	Low income tenants have difficulty paying high rents	Control rent increases
269	NORTH YORK	M3L2J1	GREENWIN. CORP.	GREENBOARD HOLDINGS LTD.	37 MONTHS.	Elevator challenge, laundry machine headache. Loud music noise at awkward hour. bed-bug harvest.	Provision of more housing units particularly for the seniors.	Strict house rent legislation, Rent charged should be in tandem with standard of facilities provided in the building, including parking lots.
270	Dartmouth	B3A1R1	dont know	Killam	3 years	pest, constant broken laundry area, and rent increase.	Low and moderate income classes are the most affected but everyone is feeling it now. They need to step up and	They should reduce the amount of immigrants they let into the country, increase grants for affordable housing, create more government housing.

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							actually do something about it.	
271	Toronto	M3J1L7	don't know	Briarlane	10+ years	rent increases monthly, requirement to pay additional fees for use of AC, frequent stoppage of water for repairs sometimes without proper notice, inefficient laundry machines (not enough machines and poor maintenance)	it makes it hard for low-income families to maintain a living as most of the income goes towards rent and groceries. my dad is in long term care for 4 years now and not being able to afford proper housing makes it difficult to bring him home.	take more action into providing fair pricing for rent/housing

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272	Brampton	L6W1V1	Boardwalk	Boardwalk	8 years	The maintenance here is awful always has been. Boardwalk is the 3rd company to own this complex since I've lived here. The neglect is disgusting. The repairs they are doing are all visual and curb appeal nothing to help the tenants here. It is deplorable conditions they have us living in absolutely disgusting.	I'm not sure how to answer this question as I'm not a political person but what I can say as a person on disability and a single mother there's a lot more that could be done to assist with the housing crisis that just continues to rise and get worse rather than better DO BETTER CANADA	Increase the amount of subsidized housing
273	New Westminster	V3M1Z9	Don't know	CAPREIT	5 years	Rent increases significant when a unit is vacated and re-rented	It is next to impossible for low income tenants to find housing	I really don't know. Politicians are so far removed from the struggles that low income families face. It would really make a difference if the federal government invested in more low income housing.

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274	Hamilton	L8K 6H7	Valery Properties	Valery properties	8 years	Lack of security due to missing garage door, several lights burnt out, repairs are virtually non-existent.	Government makes it extremely difficult to go the distance with a claim.	Rent caps! Enforced maintenance
275	Toronto	Ontario	Don't know	Metcap	10 months	Nothing major. Better than my last apartment. I can complain about the previous one for days. But nothing significant about my current location.	The lack of publicly built housing is the problem. For-profit developers want to make money. It's natural. But is housing a right? If so, the government should pay to build housing. It's foolish to think the private sector will create "affordable" housing. It's illogical to ask them to go against their interest: profit	Policy and regulations.
276	TORONTO	M1M1L9	Don't know	Star light investment	7 years	Horrible	Useless	Geared to income



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277	Hamilton	L8n 2x6	Coby Martin	None	3 years	Good, landlord is my friend and is uniquely attentive	Enormously, it is essential that our leaders take the lead and implement regulations, protections, and subsidize competitive public housing options to combat predatory landlords and corporations.	Tax properties increasing with number owned after the first. Increase taxes on vacant units. Increase taxes and fines and ACTUALLY FINE PEOPLE. Also learn from Finland and build good quality public housing with rent at cost to artificially reduce rent costs
278	Surrey	V3T5R9		SKYLINE APARTMENTS	7years and 8 months	Lack of communication with the landlord and I received in the middle of the year additional Rent increase .	Increases the Poverty and homelessness, as no one can afford to pay from \$2900 to \$5000 rent per month. Families are struggling and living with abusive landlord.	Increase affordable housing with reasonable rent, and listen the rentals needs and claims. make sure the landlords follow the laws and policies of rental, respect the legal decision that made by authorities.
279	Toronto	M4B1A1	Don't know	Capreit	11 years	Bad bathroom, bad kitchen bad floors	People need to live making it hard to do that. 😞	Affordable price so people can stimulate the economy

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280	Burnaby	V5H 3C5	Grace	N/A	2 years	I love this place because the landlord is so kind, chill, and fixes things when they need to. But I have lived in corporate owned apartments before and it is much more difficult to deal with. Tons of rules and they aren't as keen to fix things. Basically you get ignored a lot and the rent is always ridiculously high in price for small apartments. I have no complaints for my current landlord, but the corporate-owned places I've lived in were terrible.	It's so difficult to live for us. It's an outrage that there's not enough community housings for people. With inflation and rent price increases, we are over working just to get by. We're not living a 1st world happy life anymore. Multiple people are trying to cram into one bedroom apartments because they can't afford to live on their own. It's sickening. This really shows how our government doesn't care about its people, but how	Stop selling to foreign investors for one. And two, the government needs to watch what they're spending our tax money on. Three, it's big corporations that are the biggest reason for inflation. There needs to be waaaay more community housing for people who are under a certain tax bracket.
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							much they can profit off of us.	
281	London On	N6C 4V3	Don't know	Killam Properties REIT	13 years	Mobility issues. Railings for the back door.	Bad	Everything in their power
282	Deep River	K0J 1P0	Don't know	OAHS	5 years	No repairs, 5 years old flood damage and flooding every year, mice infested, zero maintenance or upkeep, etc	Too incompetent in our federal and provincial governments	Too much incompetence in government

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283	Ottawa	K1Z 8J2	Golden Equity Properties	Golden Equity Properties	4 yrs	Storage cost extra and you need to book an appointment to get access, which is s problem on the weekend Parking is also a problem. With high cost and people who have parking spots are parking on the street, which leaves limited parking available near building. These are needs that are too high to pay, which becomes a problem with parking tickets on the street. The basement has constnt terrible smells, which is where laundry room is located and the dryer pipes are always falling ffrom the wall. which leaves the heat of the dryer going right jnto the laundry room. The cleaner leaves wet signs in dangerous areas such has stairwells. They do not check on the fire and carbon monoxide alarms yearly.	This is a very serious problem which will leave more people sick, homeless. All to contribute to stress, mental illness, family problems. And with the new buildings that are going up are just too expensive for most to afford. There is also the issue of sharing with strangers that can cause stressful situations, which is no longer considered a good quality of life. What has happened to the kindness, care and respect for all humanity in our city.,	The government should implement laws and fines to these outside landlords. Especially those landlords that don't live in this province or country. The government needs to hire people to do the research on how the Canadians that were born, raised and worked to create the economy of our province and country first. Before they allow anymore people into a city or country they need to recognize that they cannot even provide for those who have given there life efforts to build a beautiful and social world in the province and our country Canada.
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284	Toronto	M4X 1W6	Medallion	Medallion	1 and half year	harrassment and failure to give me a lease yet am in the building	they need to regulate these kind of issues to be dealt with	respond to our querries as soon as possible
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285	Calgary	T2S 0B4	Siqi Li	Bold Property Management	3 Years	<p>While the overall experience of living in the unit has been good, the rent increases have been hard to keep up with. When I first moved in, rent was \$885 a month. Now the rent is \$1090 a month. I live in a bachelor's unit, and am currently using social programs to help me get on my feet after leaving my hometown for Calgary a few years ago after escaping an abusive family.</p> <p>If it weren't for the social programs helping me, I'd have been priced out of this unit. My housing worker is trying to get me into an affordable housing agency, but there's been roadbumps in that with the affordable housing agency I was planned to be moved into closing off applications due to high demand. I often worry about the possibility that if things keep going the way they are, that I might find myself back in the shelters again.</p>	<p>I think it is ridiculous that the federal government isn't treating housing as a human right. It has been proven that the best way to tackle homelessness and many systemic issues facing those who are homeless is through a housing-first initiative. The government's lack of action on the housing crisis directly ruins and costs lives as it is a driver of many of the diseases of despair that lead people into addiction and dangerous surroundings such as extreme heat and cold.</p>	<p>It is my belief that the government should tackle the housing crisis swiftly and promptly by investing billions into affordable housing, and treating the issue of housing as a human right as stated by Article 25 of the Universal Declaration of Human Rights.</p> <p>The federal government should use these funds to establish a federal, public option for housing. A public option would help the Canadian government take more direct action on the issue of affordable housing. This would also help increase competition in the rental space as it disincentivizes rent increases solely for profit by allowing the renter to have the option of moving elsewhere with rent control.</p>
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							<p>It also prevents people from properly being able to put food on the table for themselves and their families by leaving less funds available in the budget for groceries as well as other necessities such as clothing, toiletries, and emergency savings.</p>	<p>There are a number of downtown areas that are struggling with vacancies in high-rises and office space, including Calgary, Edmonton, Regina, and Saskatoon. This issue can be addressed by converting the space to rental housing administered by a federal public option. On top of that, doing so would also address issues of liveliness in downtown spaces, such as Edmonton often being referred to as "Deadmonton".</p>
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286	Hamilton	L8R3J7	I don't know.	Equiton Living	1 year	Lack of maintenance: pest control (mice, roaches and bed bugs). Elevator being down for days at a time. This is an issue for people with disabilities (visible and invisible). Harassment from on-site security. Lack of involvement and effort when it comes to residential safety and communication.	Unfortunately, people who are living in low-and moderate income bracket are prone to living in unhealthy living conditions. These housings are not up to standard and people are forced to live in these unhealthy conditions due to their wages. With more corporates buying out low-moderate housing, they disregard the basic tenant needs such as maintenance, forcing the tenant to either leave due to the unhealthy conditions or harassed until they leave. This gives	Make more affordable housing. There's not enough housing to begin with. Then address the big corporates from buying out affordable housing by capping the amount of housing they can buy and capping the rental increase.
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							<p>the impression that corporates housing can come in and buy out affordable housing, just to demolish said housing and upscale to condos or high-end apartments. This has caused the homeless and vulnerable population to increase significantly and the low-moderate income population to live pay check to pay check.</p>	
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287	Nanaimo	V9S 5T1	Starlight	Devon Property Management	5 years	I have been extremely fortunate living in this particular building. Due to Covid and Provincial legislation, I have not had a rental increase in the four years I have resided here. This particular building is well maintained and I have no complaints.	There will be many who will be forced out of their housing and nowhere to go	There should be Provincial and Federal regulations in place
288	Toronto	M3J 1I6	Don't know	Sterling Karmar	11years	Pests problem, lack of proper repair, rent increases		
289	Dartmouth	B3A 4M6	Don't know	Olympus Properties	5 years	Pests - ants, cockroaches, mice - they building is absolutely infested. The ants are literally swarming out of the light switch panels, we have ours taped off. We have had to have all food in containers for years and cannot leave one scrap of food on the counter. So many ants, thousands	People are so scared to say anything to their landlords that we learn to live with insect infestations	Being able to request fumigation services without landlord's permission

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290	Ottawa	K1Y 2L9	Don't know	District Realty	4 years	For the most part, I have been relatively happy other than the past 6 months. Our superintendent is helpful when issues arise. I have seen cockroaches along with many other residents and we've had relatively quick pest control responses. Many problems with indoor parking garage as a result of water damage including to my car. As of 2 months ago our outdoor and indoor parking is under maintenance to fix drainage problems from years of neglect. We have been given parking passes for street parking in the area. This job is going to take much longer than planned especially because of the rain. We've also had continuous flooding in our basement storage areas because of cracked pipes this year. I have no idea how much mould is in this building about 60 years old but I expect there is some and will be more after this flooding.	Federal government appears to pass the buck to the provinces and municipalities!	Definitely do something to ensure funding to provinces is tied to improving percentage of new housing/apartments being affordable. Serious rental controls! Some type of simplified online accountability office where renters can register their 'real time' problems and resolutions to these problems. Some type of data base could be set up as a result, whereby government would have information to help make more informed decisions on funding initiatives.
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						There have been issues with people breaking into the building in the past year, stealing bicycles and more from the parking garage. Also people getting in and found sleeping or loitering in stairwells. The front door was fixed a few times this past year and haven't heard of anyone getting in recently.		
291	New Westminister	V3L5C8	Don't know	Bayside	Over 10 years	Maintenance issues that either are not addressed or left until they cannot be ignored anymore such as the elevators or pool, and repairs taking way longer than they should when finally addressed. Recent rash of break ins in the secured parking garage is also a huge concern	I feel there is not enough oversight to prevent rent increases and that the prices are ballooning out of control in the lower mainland	Prevent renovictions, better control on rent increases and rent in general, better oversight of maintenance in larger buildings

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292	Moncton	E1C 5B1	Don't know	Keeza Suites	2.5 years	Do not even know where to start, we've been asking to fix so many things in the apartment, from the dryer, to light fixtures, grout coming out of tiles, leaks, lack of response, etc etc etc. No longer have a backyard, because the former property management (K2/ K-Squared) put down a lot of rocks overtop of the grass to make a "driveway" for a new Airbnb, grass is now growing through all the rocks and can't be mowed. When we first moved in, they didn't even complete the repairs they said they were doing. They sent someone to fix a shower issue, every single day for a week, when my partner eventually figured out it could have been done in less than a day. Has hired contractors who leave messes outside. We've had birds in the bathroom exhaust vent. A few winters ago blew off a lot of the roof AND drain gutter, neither have been fixed	It has morbidly affected these demographics. The harder it keeps getting the more homelessness it will cause. New Brunswick has arguably the worst set of "tenant rights" in the country, it's embarrassing and extremely saddening.	Rent caps, MORE TENANTS RIGHTS!! Use other provinces as example (ie in Ontario not being able to refuse a potential tenant because of dogs/pets), capping the amount of properties being bought, taxing landlords the more properties owned, more programs to help look for housing, more efficient mental health resources
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						since. One set of neighbours we had genuinely made us scared for our safety, and no one at the management did anything about it until the neighbours stopped paying rent, said we should have mentioned a problem earlier (we did) ETC ETC ETC		
293	Toronto	M2N5X9	Axes Investments Inc.	Tandem	2+ years	Roach infested laundry machines, floods from laundry machines... I became tired of saying anything so I use washers on my way home from work.	I wish there was my bonuses for people who actually need the help.	

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294	Calgary	T2S 0A6	Julian	Mainstreet	2 yrs	My suite is basically an illegal suite. I have electrical units that are in the wrong place and can cause electrocution. In the bathroom they did not seal the walls with water tight sealant. Before I moved in they had refinished the tub but They finish they put on is inadequate. And they used their workboots to walk around inside the wet finishing of the tub. They also did not use the right paint for the bathroom as the walls bubble every time I take a shower. The refrigerator that is in my suite is at least thirty years old. It is rusty And the bottom of the refrigerator is breaking away. The stove is so old it. I can't use it because it costs me so much money to use this energy inefficient appliance. I don't have a closet, and I pay the same price as the other people in the building with full studios 400 sq. ft +, while my suite is less than three hundred square feet And	They're in action, let's corporations and illegal actions run rampant and makes it impossible for people to survive when they have to put more than sixty percent of their income into just having a roof over their head. If alberta does not Put a cap on rent, Illegal laundering of money by the gangs, Corporate greed, And corporate standards that are unattainable for average people living below average wage.	They need to make housing a human right, That corporations have no control over how much my suite cost me, put a moratorium on foreign buyers for at least five years, Make it so that corporations that want to make luxury suites must also build economy suite for everyone. And make the standard for your annual cost of housing to be a maximum 30% of what your annual income is.
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						<p>I have the elevator shaft in my suite. The building is also always inundated with street people. Breaking into our mailboxes and stealing people's mail. The front and back doors are always broken, and sometimes they are trying to break into our suites. They don't clean the parking lot of snow or leave it flooded in the summer because the drain doesn't drain. They increase our rent by two hundred dollars every year, And senior's a hundred dollars. There are mice and cockroaches. They had the opportunity to get ahead of the problem, but never sent pest control. They sent a maintenance man from the company office to give us 2 mouse trap units in each apartment. They try to say this 40+ year old building is a " market value " building. And I thought having a home or an apartment is a human right, So why are corporations setting my rental rate? When they are in it for-profit, not for family.</p>		
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295	London, ontario	n5v 3p3	Webster Apartments ! Michael Klein	Webster Apartments	21 years	Renovictions have been given out as soon as the recent owner bought the building. Having AC, barbecues and freezers were outlawed even though they were permitted under the previous leases. They wanted tenants to pay \$200 a month for parking outside which was free under the previous leases and landlord. The cost went up for washers and dryers in the laundry room. The entire atmosphere changed from a friendly building to one of fear and distrust. The tenants were not permitted to water the beautiful garden outside. The swimming pool and sauna are no longer available. The second elevator is not being fixed. There will be no more decorating the lobby for Christmas, Halloween or Easter. There will be no more Christmas dinner in the lobby, summer picnic or handing out treats on Halloween night. The	It is increasing the hardship of their lives.	There should be a limit on rent increases each year and no renovictions as these create homelessness and hardship for vulnerable people.
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						lobby is painted sterile white with no furniture or clock or pictures on the wall. There is a creepy little office in there with no glass window or sign on the door. People are taking their pictures when they pay the rent for fear the management will accuse them of not paying.		
296	abbotsford bc	V2T 3N1	dont know	dont know	3 years	pests moulds needing repairs	sometimes people have health allergies and mobility issues	give us tenants rights more
297	Calgary	T2W 5G2	Don't know	Avenue Living	2 years	Massive rent increase	Pathetic	Send less money to fight wars and look after Canadians

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298	Calgary	T2S 3H9	N/A	Unitii	1.5 Years	Black mold in the laundry room. Two elevators with one being broken for over 3 years and the other constantly breaking down. Homeless people smoking in the stairwell that has set off the fire alarm on at least 20-30 seperate occasions (probably more, we've honestly lost count). Belongings in storage were thrown out if the tenants did not confirm which unit they had the same day. Rent was increased by \$500 per month plus \$100 per month increase in electricity this year alone. Installations of low quality washer and dryers that took over two months due to the inexperience of the contractors hired by the property management company after informing us that our rent would be increased another \$100 a month once installed.	Bringing in a large number of people that can't be housed or fed due to the fact that there is already a large portion of the population that can't be housed or fed just adds to the problem. Rich people are buying up properties so they can rent them out for upwards of three times what it costs them to own. The result of this has caused a stratospheric amount of rent being asked even at the low range. It is the working class, students, immigrants, and those that already have to choose between having food and having shelter that are being punished to let rich people continue to line their pockets.	Stop letting people, especially foreign investors (as they are the main culprits) buy more property than they need and ensure that limits are set in place where increases in rent and other utilities do not go up by more than the inflation rate. Furthermore, ban companies like Air BnB and VRBO as they share the guilt of these sociopaths by buying properties just to rent them out for far more than they are worth. It's really quite simple. The problem is sociopathic greed. The solution is to limit the amount of property people can own and ban companies that take advantage of the lack of legislation that allow this behaviour to occur.
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299	Ottawa	K2P0g7	Godfrey Roofing Inc.	Godfrey Roofing Inc.	3.5 years	Overall it has been fine the staff are very friendly, the biggest issues have been 1) patch jobs vs. actual repair - for example repeatedly calking tiles falling off the walls in my shower instead of repairing the shower. 2) Refusing to perform certain cleaning - eg cleaning exterior of windows. They were so grey with filth I couldn't see out of them. After repeated requests they decided it was "unsafe" for them to clean them as I am on the 3rd floor yet they are a roofing company and there is literally shingled roof outside my window	Currently myself, my son, and my service animal share a 300sq ft attic studio apartment and cannot afford anything larger. I am on ODSP and the wait list for housing is so long my son might be grown before I get a 2 bedroom where we each have our own space. I would *love* to get a 2 bedroom with a small balcony so we each could have our own room and some private outdoor space but I have no optimism towards this happening	Provide adequate financial support to disabled people so we can choose our own place of living that suits our family instead of being stuck underhoused for years on end waiting for appropriate housing  Mandate a certain number of apartments in all apartment buildings be dedicated low income housing/rent geared to income
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300	Cambridge	N1R 1V2	Dont know	Cacoeli Living	3 years	Bathroom ceiling caved in and wasnt fixed for 3 months	The government doesnt seem to care, and its almost like they are trying to eradicate us with raising food prices and letting the rent get so high low income people are forced to live on the street. To me it seems like a form of population control. And now Canada has more immigrants than original Canadians because theyve been forced out by investors from other Countries. Someone is getting rich by allowing this to happen. Its sickening. I have nothing against immigrants, they	Lower the rent or raise our income to match the cost of living. Same with the food. Theres no reason the food tripled in price. Again its a form of population eradication. The rich should be taxed like everyone else and food could be cheaper if they switched to free energy. They have the technology but it would mean they lose tons of money. So tax those tonnes. Free energy would lower the cost of living and help the planet. People need to join together and fight for our freedom to be treated equally.
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							work and arent drug addicts. But alot of canadians got hooked on drugs because of Big Farm. And the Covid scam was just that, a scam.	
301	Calgary	T2R0R4	don't know	GWL	2 years	rent increase 30 %	Huge	dont know

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302	Calgary	T2J 0E6	Avenue Living to the best I know	Avenue Living	19mo	We have no night time security to ensure safety when we are so close to the LRT and the subsequent crime associated with the homelessness and very scary drug use and violence associated with the stations. I had to Call AB Health Services for them to clean up dog poo bins after asking for over 7 months for them to clean it up, they havent watered all year, the nice grass is dying and thistles are flourishing, trees dying and stressed, we needed more or bigger garbage bins,- they brought in filthy smelly smaller bins and they take months to pick up overflowing and ripped garbage bags, they hired the worst landscape management companies- ppl falling on poorly done and downright dangerous sidewalks all winter, no garbage picked up and just run over with mowers- that are too low and scrape the lawns to the dirt, they didnt plant a	homelessness, surrendering pets to move to other accommodation loss of groc money to accommodate higher rents, gifting immigrant new Canadians for rent has left regular Canadians not coping well and possibly promoting hatred of immigrants and new Canadians, higher rents and lessened value	do what works and insist on Humanity first before billion dollar corporate profits...you guys are the experts I am a citizen of Calgary and at risk of homelessness
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						<p>single flower nor water the jasmine bushes, the windows are filthy and look like how no one would ever consider 'window cleaning', doors and railings are sticky- so if another covid outbreak should happen, ppl will get sick here.</p> <p>Last summer with different management company these properties looked good enough that the wedding parties from the Delta came and took pictures here. We rented with a one time fee of 190.00 for the dog now it is 25.00 monthly. The value we had has disappeared- it was nice to have friends visit as it looked like a nice complex...in the first 4 months this company has made it look like a ghetto with filthy windows sticky halls garbage and there were dog poo bags on the ground and overflowing dog poo bins- they just removed the bins on the fence line...on hot days the SUPERSAVE garbage</p>		
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						<p>receptacles are so very rank-smelling, that one gags walking past...so it is now embarrassing to have friends visit and all this lower consumer value for up to \$750.00 rent increases!!! They are jacking rents, and low income ppl who do not receive rent subsidies from the government are having to move, surrender their beloved pets- I have seen more single older ladies crying over this than i care to remember...despite high temperatures they didnt shut the boiler off until mid July...but nickel and dime everywhere else????????????????</p>		
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303	Calgary	T2S 2B4	Suzanne Dryzmala		2.5 years	Currently facing a demolition. My property has been sold to a very large condo developer. There are people here every day poking around, surveying, etc. Except my landlord refuses to answer my texts, or confirm that indeed the sale is pending (or finalized.) She is completely ignoring me and the other tenants. We want answers, so we can have some peace and also try to start making other plans...	We need rent caps! We need heritage protection! We need low income housing and subsidized housing.	I think developers should have much stricter rules. I also think developer should be mandated to include significant heritage properties into their developments instead of tearing them down. It would also be great to see multi use developments in where a portion of each new project HAS to be reserved for communtiy or artist housing.
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304	New Westminster	V3L 3N7	Ron Sangha	Harron Investments	2 yrs, 4 months	Fire doors broken (off hinges frequently); fire extinguishers expired; elevator frequently broken; hallway vents not cleaned; non-responsive to noise complaints, pot-smoking complaints; rude and aggressive manager and owner; rules made up arbitrarily (planters/hanging baskets on balconies - reason given when asked..."railing not strong enough"; harassing note for another tenant taped to my apt door (Aug 10/23)/identical note taped to my door for me? but last name is wrong(Aug 11/2023);	Landlords have a loophole that can use regarding evictions for self/family use but many renovate and re-rent at higher rent right away...there needs to be a rule for landlords to inform RTB of any and all evictions to prevent this from happening over and over by the same landlords.	Hold them accountable and require all documentation of dates of incoming and outgoing tenants and the reason(s) they are leaving.
305	Hamilton	L8K 6N8	Victoria Park Homes	Victoria Park Homes	2 years	Mould in bathroom caulking/tub	People are becoming homeless.	Strong rent control measures and property registry's with clear contact information and full enforcement on violations.

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306	Calgary	T2R 0L8	Hollyburn Properties Limited	Hollyburn Properties Limited (owner)	More than 10 years	Landlord refuses to repair broken thermostat	Because the vacancy rate is zero, landlords are raising rents beyond our means to pay.	Roll back recent rent increases and don't allow more till enough affordable housing is available.
307	London, Ontario	N5Y 2P1	Robert Bierbaum	Old Oak Properties	33 years	Total disrespect from staff, disregard for handicapped tenants	Increasing homelessness problem	Put limits on their ownership and put a stop to their ruthless disregard of our rights.
308	Dartmouth	B3B1A6	Basin Heights LLP	Universal Properties	9 yrs	Pest issues, lack of mtce unless requested several times & then having to go higher up the chain, terrible communication from the office staff, currently dealing with demoviction	It is absolutely horrendous. Our community is essentially all going to become homeless bc we are unable to find adequate housing at and affordable cost	The govt should invest or make builders invest in a certain % of affordable housing units or co-ops or "donate" to a fund to help build such. With the housing & rental markets in their current state the amount of people who aren't able to find adequate housing options is going to skyrocket and also add to the over 960+ current homeless individuals

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309	Thunder Bay	P7A1V9	Dean Properties	Strasser and Lang	7 years	<p>I have had to deal with; mold which I had to call the health unit for them to make my landlord clean it up in the bathroom ,bedroom and a closet in the master bedroom, he finally did and put me and my daughter in one of the dirtiest hotels in town while they did the work a nightmare then when I get back he redid all the walls but put in the old tub which has seen better days and toilet and sink. Water tank keeps going out and he had someone ,after me pestering and a leak from said water tank to fix it they said that it is really old and needs to be changed,landlord will not do it even though it can blowup at any time</p> <p>Furnace misfires he will not fix that either,kitchen floor has rips in the linoleum and stove has broken exterior glass and my cupboards which he had someone screw up the one shelf.that kept falling is now</p>	<p>They have left us poor to struggle. I would love to leave here but because the government has given landlord's all these rights they do not have to show respect for those with lower incomes. Because of this my landlord can treat me the way he likes. My rent was raised to the max 25 last year and I am sure he will do it again this year coming too. I pay 975 for rent all utilities I pay as well. At least in the old days when a landlord did not keep the places up you could hold the rent back until they did now they can just kick you out</p>	<p>Make them accountable for keeping tenants safe and their properties up to date and in good condition</p>
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						<p>falling down again. I have had to glue and tape 3 cupboard doors because they have fallen off and I am just waiting for the 4th one to fall so I can glue and tape it. Also the work they did in my daughter's room because of the mold they only painted the areas they worked in and also left a couple of holes in her wall and one in her door. The landlord here likes to blame me for everything that has gone wrong in here literally yelling at me on the phone at times. Most people who used to live here have left. There are only me and another who are still here all others are new and therefore paying higher rents. I am older 58 and have disabilities</p>		
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310	Etobicoke Toronto	M9R3R6	Dixon Holdings	Dixon Holdings	7 years	Repairs are never done and if they do they done awful	It's causing mental and physical helping issues from worrying and lack of care to the issues tenants face living in awful conditions rent cap hold landlords accountable for lack of service to tenants	
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311	Surrey	V3R 4B3	Capreit	Same I believe	10 yrs	Ongoing problem every winter for 10 years is heavy moisture on the windows and consequent mold. Also smoke from various tobaccos and drugs. For the last 2 years the building is being allowed to decay,. It's an older building so it didn't take long for it to look bad, and this is happening because we've been rezoned for redevelopment. Our last manager started 2 years ago and no improvements have been made since he started working here. Carpets walls stairwells all getting very dirty rugs not replaced, repairs and whole building neglected. What makes this depressing is not only that our building looks like hell but so does every building around us because they're all being let go for redevelopment. It seems as though they want to make it as bad as possible so that people will move out before being evicted. Oh did I mention that we now have drug	It seems to me that the plan is to enable the creation of a very very wealthy class and a very very poor class, with very little in between. As the climate crisis is worsens the people on the bottom can sink and perhaps the others will be able to tread water for a while longer.	It's job. Return to a more equitable system of government like we had before Ronald Reagan, Margaret Thatcher and Brian Mulroney
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						dealers living in and operating out of the building? Tenants were carefully screened before but not anymore. Because the building no longer feels safe I'm looking for another place to live. I'm 73 with a limited pension and income.		
312	Surrey	V3W 1L1	Don't know		Since 2010	Overall not very pleasant. In the last 13 years I hasn't been repainted or carpet replaced, there has been mouldid on the window sills. sometimes spiders and little mice have been seen in the apartment. Bicycle got stolen from the under ground storage area but management shrugged their shoulders.	It seems like the government and its laws are in favor of the land lords not the tenants, they don't extend any help to the tenants when ever approached for help.	laws have to be legislated for the protection of the low-income and moderate-income tenants from the exploitation of these corporate landlords.

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313	Ottawa	K2E 5Z8	Don't know (Minto)	Minto	9 Years	I am facing lack of repairs for doors. Also, lack of repairs for the flooring. Also, there are pests. Also, there is rent increases. They also say they will fix things but they never show up. They are never on time to fix these things. They still haven't fixed anything.	I think they aren't attending to the needs of people like that. It is resulting in struggles in living.	There should government assistance in order to help to pay rent and fix basic needs for tenants, so they are not taken advantage of by landlords.
314	Victoria	V8W 3L6	don't know	Brown Brothers	3 years	lack of repairs	The landlords/owners are curbless towards their tenants	city zones which limited cost of the rents
315	Calgary	T2J0E6	don't know	Avenue Living	2+ yrs	68% rent increase	things will get much worse	start with rent cap as it will take time to build more units
316	Calgary	T2W5G2	Avenue living	Avenue living	5 years	It was good until they put my rent 500\$ more then I was paying before.	Federal government doesn't care about the people. This is why we are in this situation.	They should put maximum price for rent that can not be broken, depending on location and quality of the apartment.

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317	London	N5V 3P3	Webster Apts. Inc.		17 years	There are evictions going on for renovations in my building and I am afraid I may be forced out in the future. The landlord is threatening to charge an exorbitant amount for parking.	It is causing a lot of anxiety as we don't know what is going to happen to our happiness.	Allow people who are now in affordable housing to continue living a contented life. Displacing people will only cause the government issues down the line with people crying out to find affordable housing all over again!
318	Toronto	M3M1J6	don't know	Briarlane	21 years	Power and/or water is shut off AT LEAST once a month. I get you need to do repairs, but as an engineering student, I'm saying something isn't right with your contractors or planning if you're repairing major facilities frequently. Add onto that with the rent increase every single year. Really feels like you don't want us here.	Not surprised sadly, I suppose I guess we're always overlooked.	Further impose rent control

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319	Burnaby	V5c5l7	New cheslea society - powerful group - nobody can touch themNew Chelsea's Society	New Chelsea Societysince	Since 2011	<p>We have pests. I have been harrassed and physically attacked. Police side with visible minorities. Buildings has been left to neglect. No repairs have been preformed for yeas. They hide our annual inspection report. They've stopped servicing the smoke alarms while ago. I child had to live in a 9*C room be they provided us a furnace. They don't keep their promises and ignore tenants' needs. I've contracted an acute asthma in They building by continuously inhaling 2ndhand smoke every day for 12 years. The side with the somekers and do not care if I die. Perhaps, they need to make room for more needy clients. Intimidate new clients who will be afraid to speak up.</p> <p>This coming week I might almost die agai due to the heat. I am hoping I will so that I do not have to deal with my looming court case which no one helps us - the disabled white trash. My life is not worth living.</p>	<p>Why should they care ? They have what the need ? We are just the dirt under their tires.</p>	<p>Make every single organization become transparent. Elect tenants at each organization to represent the tenants so they cannot be lied to or silenced.</p>
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320	London	N6H 4R5	I don't know	Old Oak	5 years	We have mice in our unit. No effective treatment from the building management.	Landlords do not care about the tenants issues because they are not afraid of them moving out since their buildings will be vacant by those who need housing badly and they do not have many options.	Provide financial support to build affordable housing so people will have options to choose what most suitable for them
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321	Toronto	M5R 1B9	Lixo Investments Ltd	Friend of owners who live in Italy	34 years	<p>As long as I've lived here i've paid to upgrade and repair my unit . Appliances , hardwood floors . paint , plumbing , new countertops etc. They do nothing , Thus us an unusual lie rise mixed use building with 16 apts , retail and offices in a great location . It's the dumpiest building in Yorkville . I think they are trying to get rid of the tenants nie as there's only half the building rented and they could easily rent the apts .</p> <p>Hallways are worn carpets and dirty . Entrance to building is cracked tile and definitely a code violation. Brick facing on whole building falling off . Leaks in lobby for over 12 years never fixed . They took away our laundry .</p>	<p>The landlord and tenant laws are much more LAX than in California as there's very little protection here . The fact is we are supposed to be a socialist Country but the Tenant protections are better in California a capitalist State. It's a joke . The government here has sold out snd Tenants need much better and updated laws .</p>	<p>Better laws with very very stiff penalties for violators . Landlords who do not maintain their buildings should go under a city program where rents are collected by city and repairs are done and landlords are charged for this service by the city . Landlords then think twice about being slumlords as it costs them . Tenant should not be evicted for a no fault eviction like demolishing to build more luxury condos . If they do then tenants should be relocated in similar area and size units equaling the sq footage they had , and be given a years notice and seniors longer , a relocation fee that is enough to cover moving , set up costs and deposits and first and last months rent and be given first right of refusal to move back in to new units</p>
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						<p>They would not allow Bell into the building for over 3 years so i could not get fibre Tv .            Have never cleaned the air venting so it's filthy .            City should fine them but once I took him to court and took over 2 years and cost me \$5000 and was useless .            If you complain to the the city it's not anonymous and it should be as The landlord retaliates .            That's just a few of the issues as If they demolish the building I have no protection to be assured a similar space with the same sq footage .and outdoor space .</p>		<p>once finished at the rent stabilization rate when they were evicted plus escalation meaning the yearly increase still applies .            Cities should register these tenants and follow up to make sure landlords comply . Cost for this can be from Landlords who want to demolish .            Landlord must record this on title and it runs with the land on title so they cannot flip property to get away from these protections .            I know a lot about tenant protections as I've worked in Los Angeles as a realtor and worked with cities . There should be no time limit as otherwise landlords will stall constuction to get out of the responsibility. Penalties be very stiff and Cuties should gave the right to sue or give stiff penalties when lanlord's don't comply .</p>
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322	Surrey BC	V3V 5M5		Mainstreet Equity Corporation	7 years	<p>As long as I've lived here i've paid to upgrade and repair my unit . Appliances , hardwood floors . paint , plumbing , new countertops etc. They do nothing , Thus us an unusual lie rise mixed use building with 16 apts , retail and offices in a great location . It's the dumpiest building in Yorkville . I think they are trying to get rid of the tenants nie as there's only half the building rented and they could easily rent the apts .</p> <p>Hallways are worn carpets and dirty . Entrance to building is cracked tile and definitely a code violation. Brick facing on whole building falling off . Leaks in lobby for over 12 years never fixed . They took away our laundry .</p>	<p>The landlord and tenant laws are much more LAX than in California as there's very little protection here . The fact is we are supposed to be a socialist Country but the Tenant protections are better in California a capitalist State. It's a joke . The government here has sold out snd Tenants need much better and updated laws .</p>	<p>Better laws with very very stiff penalties for violators . Landlords who do not maintain their buildings should go under a city program where rents are collected by city and repairs are done and landlords are charged for this service by the city . Landlords then think twice about being slumlords as it costs them . Tenant should not be evicted for a no fault eviction like demolishing to build more luxury condos . If they do then tenants should be relocated in similar area and size units equaling the sq footage they had , and be given a years notice and seniors longer , a relocation fee that is enough to cover moving , set up costs and deposits and first and last months rent and be given first right of refusal to move back in to new units</p>
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323	Surrey	V3T1V5	BOSA	VML	10 years	Repairs have never been done right, if they were even done. No heat in my apartment since 2020. Everyone is being forced out by October 1, 2023. New office manager is rude to tenants until they sign agreements to leave. We've had mice & cockroaches since we moved in June, 2013, we got blamed for bringing them in. Office manager gossiping about tenants with other tenants (since I've moved in). Threats of them evicting me causing me to have heart issues. Calling VML regarding issues & they don't take my calls.	The federal government is not helping low and moderate income tenants by raising the prices of everything. Rents in BC are ridiculous. Groceries are too expensive. Gas prices keep going up & therefore making all the other prices go up.	Raise PWD rates for one. Stop allowing rents to go beyond people's means.
324	Saint John	E2J 3Z1	Killiam	Killiam	5 yrs too long	Had a water leaking issue and was a nightmare. Told I had to have items 1 ft away from wall and everything. Rude and didn't want to take responsibility. Took it to paper and things changed. No rent keeps climbing.	We get stuck in these apartments and can't afford rent elsewhere.	Rent caps, inspection of units, top ups to people with living situations unacceptable so there can move.....fines and jail to ones in violation.

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325	London, Ontario	N5Y 2M2	Don't know	Don't know	4 years	Eviction notices to multiple tenants including me	Seniors and disabled are being targeted	Stop assisting in tax breaks or financing their purchases
326	Dartmouth	B3B 1A2	don't know	universal property's	3yrs	serious lack of repairs mold in bathroom since we moved in.and will be leaving in a few years as they are all in the process of being demolished.	As it stands you have over a thousand people being tossed to nature as there is no place for us to go,because even though people saw this coming for years the government choose to do nothing about it and now it's to late for us.	Force these big money people to build a percentage of their property as affordable housing units and make sure they are affordable to the general public.
327	Hamilton	L8M3K8	Don't know	Grow Ontario Property Management	7 yrs	Well at present we are under renovation as the landlord wanted us out. Basically, service is not what is supposed to be.	By not passing laws to prevent that, the landlords will always take advantage of the tenants.	Like I said, pass laws to ensure that

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328	Hamilton	L8P2R5	I don't know (Ontario	Buildium	8 years	Current owner purchases building and almost	This is a human rights issue. ODSP	The government needs to: Mandate disclosure of
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			Numbered Co.)			<p>commencing at the same time as 18 months of water leaking from unit above begins.</p> <p>I can't use bathroom due to massive hole in the ceiling, decay in walls and shower surround (gaping, bowing, falling off walls), mould (spreading through my home's air), stress, depression, anxiety, loss of use of home without compensation or support despite my ongoing efforts to mitigate damage (hundreds of dollars in temporary fixes such as duct tape and tarps to try to keep water out, fillers for growing holes in wall, time, effort and erosion (can't stop the water flowing into my home on my own and no one is helping me). Prior to owner changing management from Boonstra to Buildium early in 2023, Boonstra was instructed to just caulk the pipes in the unit above mine every once in a</p>	<p>income is below the poverty line. Most others also can't work at minimum wage full time and afford to rent, eat and pay utilities. Debt is building as is homelessness. This is causing extreme disfunction and lack of survival potential.</p>	<p>property ownership and full Rent control across all provinces.</p> <p>Stop financialized landlords from buying more affordable housing. Set limits to how much housing they can buy. CMHC should create an Acquisitions Fund that would enable non-profit, co-op and land trust organizations to purchase at-risk rental buildings when they come on the market. Immediately plug the tax loophole that gives massive tax exemptions to REITs.</p> <p>Any federal financing should be tied to a no displacement guarantee; housing targeted to people in core housing need; Build a minimum of 1.2 million units of social housing and affordable housing in the next decade.</p>
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						<p>while. Then, with Buildium nothing was done. The leaking and the damage went from bad to very bad.</p> <p>4 months ago the City of Hamilton deemed this as unacceptable and that they were going to fine landlord (which they did).</p> <p>The City said that they would do the work if landlord didn't but they have done nothing to fix the cause of the water flow and erosion building as a direct result. I fear 'renoviction' because there has been such a long delay doing the repairs to the source from the apartment above and the massive damage now building in my apartment and the apartment below. All of this unnecessary and completely neglectful on the part of the landlord and now possible the City of</p>		
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						Hamilton for their subsequent delays.		
329	Toronto	M3A1Y6	Judy Harkai	CAPREIT	13 years	The management team focuses on increasing rents aggressively	The average Torontonian is spending more than 50 % or more of their income on housing alone. Many retired seniors in my building had to leave because the pension was all going to rent.	Expand rent control laws

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330	Hamilton	L8P1Y8	Homestead Land Holdings	Homestead	8 years	repairs are done as well as treating pests-one elevator down 2 months-above the guide line rent increase a few years ago-some things did not have to be done-fought increase through LTB and we got it lowered	causes more homelessness-people have to decide if the rent is paid instead of buying food or medication	rent controls-some units in all rental buildings should have to have a certain number of units geared to income-more affordable housing-a cap put on landlords as to how much landlords can raise rent when someone moves out-landlords should be fined big time if building and apartments not kept up to having healthy and safe units-build more geared to income buildings-end rentavictions
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331	Etobicoke	M9V4C3	Metcap Living	Metcap Living	12 years	Apt is infested with roaches. I have a stove that needs to change because it's goes bad often. Yet they just come and fix it. I'm constantly receiving notices of eviction for late payment of rent. They have applied to the court for an "above rent increase".	Once the Government get his cut from these big corporations they don't care how it affects low income families. When one has to do more than one job just to pay bills they can't live life to their full potential. If you are not rich in this country, every single day you are in a survival mode. A lot of people are depressed because they are stressed about the cost of living in Canada.	There should be a standard rent for each rental unit. Base of the minimum wage, a person's rent should not be more than no 20%.
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332	Toronto	M3C 1E7	Don't know	Preston Group	19 years	Rats (not just mouse), lack of parking due to demolitions for construction of new buildings on the plot, repeated loss of power during peak winter and peak summer days due to demolitions, repeated day-long water shutdown for "urgent" repairs, mould, cracked and broken bathroom fixtures, broken and inoperable kitchen cabinets, cockroach infestation, walls not re-painted for 19 years, leaking ceiling not repaired (just repainted). So that I do not sound like I am ranting, there are good things they have done: re-carpeted and re-painted all hallways (maybe to attract new tenants), installed new lighting fixtures and water efficient bathroom fixtures in the apartment (maybe to save their electricity and water costs, since our grandfather contract has electricity and water included).	They need to create regulations to stop people from owning multiple houses for rental income.	Standardize (create a metric) rental rates based on area, age of the building and income of the family (income should include government support) of the building.
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333	Calgary	T2R0L1	Don't know	Hollyburn Properties	7 years almost	Terrible rent increase. Went from \$1340 to \$1515/month in Dec 2022. The elevator is very old, slow and small. The fridge is too small. The company doesn't offer much for what they charge.	Rent is not affordable, so this is a risk for mental health issues, drug addiction, poverty and homelessness. There's no way this is ok for a country. It's a shame that the federal government is allowing this to happen.	They need to implement nation-wide rent control. The corporations have to be brought down several notches. The government needs to serve its people, not corporations!
334	Banff		Susan	n/a	6 months	Lack of care/maintenance, overall neglect	They aren't building public housing. Living in a place where a federal agency has ultimate jurisdiction puts the entire community in some way at the behest of the federal government. Despite having a senator in our neck of the woods, it seems like not nearly enough	End those tax incentives for REITS, start ending leaseholds so that land can be taken more fully into public hands, and bolster Banff Housing Corporation so they can start a community land trust.

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							changes here. Now we have REITs moving in and buying up whole neighbourhoods and trying to renovict people. Feels like abandonment.	
335	Hamilton	L8P 1V1	don't know	Family Properties	2 and a half years	Rent increases have been more frequent in the past year, mice, cockroaches, bedbugs, expensive laundry, toilet doesn't flush about %50 of the time (waiting for the part, they said, but it's been months), black mould leeching out from behind the caulking in the bathroom (no window or fan in there), needs to be renovated severely instead of just painting over	The federal government is the only body that can protect low-income people from the parasitism of landlords	universal very low rent caps, massive taxes on landlords, penalties for rent increases, government-managed yearly inspections by an uncorrupt third party (just make it untenable to be rich as a landlord, people shouldn't suffer in misery-- actual misery-- while some parasite buys his 2nd and 3rd yacht)

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336	Toronto	M4C4X4	Main Square Apts	RealStar Properties	12 plus years	Not abiding by AGI and lack of follow up if they really filed it to LTB. Even increased during pandemic. Renovations for their own benefit not for tenants.	Disgraceful, apathetic, and I believe the Provincial government has been indifferent, incompetent to say the least.	Enforce the law!
337	Calgary	T2R0R4	Don't know	GWLRA	2 yrs	Ongoing disruption from outer facade replacement, exorbitant rent increases meant to fund said project. General fee increases across the board	Allowing the "market" to set rates when the same major companies that collude by proxy via Realpage software ARE the market. We are allowing housing companies to set terms with no regard for affordability. Our elected leaders are complicit as they are by and large, also landlords.	Rent control and rent increase caps in the immediate. Nationalize construction and administration of mid scale rental housing. Stop allowing profiteering off of a life or death commodity. If housing is a right, we must act accordingly.

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338	Toronto	M4X 1R4	Medallion	Morris	25 yours	Bed bugs. Cockroches Lack of ventilation in the kitchen Fridge not working.	Although they are building new condo or rental, however the rent are very high. It seems it is out of control by federal and provisional government. All old rental are being tear down and making new cond with higher rental	Bring rent control back Make land loads more responsible about health and safety
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339	Dartmouth	B3B1A5	Fares & Cresco	Universal	over 8 years	Universal is a cheap company and hard to get repairs done. I have living room windows that are falling apart since last November (2022), mold in my bathroom, parking lot that is worse than our city streets if that's even possible but slap band aid fixes instead of repaving it, lament flooring that's been coming apart since we moved down into this unit, snow removal and salting lacks for winter with many falls	Inaction by ALL levels of government is deplorable and confirms Canadians opinion that government doesn't care about the low income earners of this country to an out of control housing and homeless issue that they created over the years	Set guidelines of what landlords can have rents starting at to protect Canadians and ensure they have a place to live with their families, get rid of "fixed term leases" that allow these greedy developers ....WALK A MILE IN THE SHOES OF THOSE WHO LIVE DAY TO DAY WITH THE THOUGHT OF LOOSING THE PLACE THEY CALL HOME. The mental and anxiety stress on everyday people is overwhelming and at times leads to a downward spiral on so many people's lives!!!!
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340	Surrey	V3T 1L4	Don't know	Nacel	5 years	Major ant infestation for 3 years. Bathroom ceiling leak took 7 months to repair. Elevator was broken for 6 weeks. Possible structural damage in parkade from water damage, and constant leaking water. Moldy hallway carpets. Repeated car break in's in the gated underground parking.	The lack of rent control in older buildings is unjustified. Paying market value rent for a 40 year old apartment that has major issues is a crime on lower income citizens. And having the corporates try to make you feel that you're lucky to be living in their derelict buildings, it's abusive and controlling. Living in unhealthy environments due to no other rental options is how corporate companies are getting rich, and the tenants get sick or live in squalor conditions. Profiting off lower income people should be illegal.	Definitely need rent control on aging buildings. Building inspections by a government body should be done yearly to ensure satisfactory living conditions and building safety for tenants. Older buildings that have had cheap paint and cheap floors installed, shouldn't be able to justify jacking rents up to the market value rates of new buildings.  P.S. Tenants should be allowed pets, people need their pets for companionship and comfort. Just another controlling issue by corporations.
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341	Hamilton	L8P1X1	Greg Durkewicz	20 DS INC	24 years	Ar first it used to be wonderful but now it has been going downhill. They are gutting out all the units right now and a neighbor and I last week received an N13 to move out by November 30th. There was lack of communication with the landlord which fell on deaf ears. Complaints of no hot water, damaged floors, flooding, pests etc. I also had my front window broken and it is now covered up with a board. I cannot afford to move due to these high rents. Being offered low payouts and more. The owners should protect the tenants, not sell them out!	It's really disgusting. There are more homeless people and encampments all over the province. They need to provide more shelters.	They should protect us from homelessness. Provide food and temporary shelter for tenants facing renovations and should be allowed back into their units at the same rent. They should also be licensed!
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342	Toronto	M4E1H2	don't know	Greenwin	4 years	<ul style="list-style-type: none"> <li>-water leakage in laundry room</li> <li>-bugs getting into the stairwell from windows with broken screens</li> <li>-threats of eviction even though my rent was up to date</li> <li>-garbage behind the building strewn about due to racoons and other rodents making it difficult to enter the building</li> </ul>	Landlords are free to charge whatever they want now. Any rent control expired years ago and rest prices have sky rocketted. Even if I wanted to move, I am no longer financially able due to the cost.	Rent control. Bring it back and ensure that rent prices are legally unable to exceed inflation,. Better yet, tie them to the minimum wage increases.
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343	London	N5V 3P4	Michael Klein - Webster Apartments Inc.	Webster Apartment Inc.	25 years	Today, Saturday August 12, 2023 a tenant below my unit, 3rd floor told me about the flooding in the stairway and that the corner wall was busted open for the water on every floor, at least 1st through 4th. I was stuck in the elevator last month and I am claustrophobic. I am 80 years old and just had two operations on my left eye due to bleeding. My right eye is also beginning to bleed and I got injected into the eye. I managed the mold in the bathroom myself with vinegar and baking soda and hydrogen peroxide. The trash can outside the garbage room was removed because it was not emptied for weeks and tenants were complaining when the doggie poop bags were overflowing and stinking. Now dog owners who are lazy, at least one, put the doggie poop bag in the blue box in the foyer - too lazy. I cleaned it up, because it was smelling. I also	I know some tenants have moved out, because they did not like the atmosphere and or can not afford the rent increases planned. The atmosphere is tense and people are anxious. There are people with cancer or other disabilities who have lived in these buildings for many years. I for one, was hoping that I would be carried out in a body bag when the time comes. A couple of tenants who have been renovicted, moved into a two-bedroom "renovated" unit, The renovations	The landlords should be accountable to both the provincial and federal governments. It is really a huge shame that immigrants allowed to come to Canada have to live in hotels or the streets. What kind of message are we - Canada - sending the world. Pretend to be "compassionate"????? Strangers have seen in the news about my building and asked me or my sister about the situation. Some tenants even have cameras on their door, because the "security" of the landlord entered their apartment. The police was called and the guy removed from the unit.
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						regularly when I do laundry spray the elevator panels and wipe them. I also wash the floor in the elevator when they get to be too soiled (doggie had an accident or someone spilled drinks. My civic duty to myself and my neighbours.	done was just the flooring changed from wood to tiles, the kitchen has an island and not enclosed by walls. I don't know how much rent they paid - mother and daughter.	
344	Calgary	T2Z0E6	Wildwood Estates	Avenue living	5 yrs	Rent Increase	Yearly cap on increases	There should be a yearly cap on rent increases
345	Niagara falls Ontario	L2g5h2	Hassan	Not sure	Just over 3 years	I live in a state of disrepair and danger I have video documented proof	We need a bigger income to be able to afford rents in Ontario Canada	No one should have to live under the poverty level and not be able to afford rent
346	Port Hardy	VON2PO	Gordie Biling	?	Couple years.	The landlord hired to demolish my place 7910 Rosewood Street.	Very poor I even filed a complaint to.	We should be compensated for damages.
347	Toronto	M4V1R4	don't know		16 years	lack of communication	People cannot find anywhere to live, especially if they are seniors and/or have a disability. The situation is desperate.	Resume the non-profit and co-op programs. Put strict conditions on all CMHC funding & loans

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348	Halifax	B3J1A6	Don't know	Gaston Chagnon Property Ltd.	4 months	<p>Apartment was renovated before we moved in and we received an increased price compared to prior tenants, which sadly in the city from what we saw was still reasonable at \$1595. Renovation is shoddily done, countertops are beautiful wood but not sealed properly and use has caused damage as a result, which I fear we will lose our deposit based on interactions we have had so far with management. The individuals working for the company are great but management is not cooperative.</p> <p>We pay \$120 for a parking spot and there is the company's ladder in behind my car, and upon repeated requests to have it removed management will no longer answer my emails. I am not allowed to have a bike behind my car due to safety issues (they claim) but the ladder stays. There is no</p>	<p>We left Ontario where prices for rent and housing had skyrocketed to levels that were unsustainable for us, and sadly Nova Scotia is following suit. You can see by the increasing number of tents in Victoria Park and around the effect of the housing crisis, albeit only a factor. There are multiple projects around the city to build housing that I fear few from Halifax will be able to afford, bringing more people to the city and further straining local resources. Low and moderate income tenants I imagine are being pushed out to make</p>	<p>Quit providing incentives and green lighting projects to build monstrosities of apartment buildings that will be unaffordable to most Haligonians. Instead try to push these developers into building more mixed income, sustainable housing that will further foster community and aim to equalize people within a neighborhood.</p>
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						<p>access to bike parking on premises and we have signed a lease that does not allow for bikes on the balcony. That said I have continued to house mine there and there have been no issues. We have paid laundry on the first floor, and due to an individual breaking into the machine for change we now only have one washing machine for the whole building. That was at least 3 weeks ago and still only one machine, and no offers for assistance.</p>	<p>way for renters willing to pay more, and seemingly there is nowhere to go but out of the city, yet into areas where there is not as much opportunity for work.</p>	
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349	Cornwall	K6H 1B7	Don't know	Dont know	11 years	<p>Radiator heat either didn't work in winter or when it did I registered the house temp as 205°F with heat temp reader for car engines.</p> <p>Spent xmas 2022 in cold. They threatened an N5 when they entered apartment in June to change thermostat.</p> <p>Everyone in building was to clean their unit or thermostats would not be changed and you get blamed fir rest of building wellbeing.</p> <p>Also had some look into my window saying they can see me naked...made such an issue ..I covered the windows with privacy film. Now I can't enjoy daylight anymore.</p>	<p>The high prices of rentals is not ethical. I was told buy a home would be cheaper option...it was 2012. If no demand to rent then prices would have to come down.Used to be a lsnflord can't go to your workplace or school demanding rent to be paid. Now they have group hang outside your door trying find out where you get your income and where you go to during the day. Tracking you..but phones do that without the visual man power? How lame!</p>	<p>Offer subsidies to off set rents because landlord loves government sponsored tenants as guaranteed rent paid</p>
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350	Waterloo, Ontario	N2L 3P7	Robert Donmoyer / BUILDIUM	MALLEUM REAL ESTATE MANAGEMENT	9.5 years	<p>Lack of communication with the landlord/property management company:</p> <p>MALLEUM claims to have NO non-emergency phone number. All requests must be written and mailed to their P.O. box number. The only other way to communicate with them is through their resident center website which is run by BUILDIUM CORPORATION. When MALLEUM first took over in Nov. 2021 I explained to them that I had no internet connection and considered myself somewhat techno-challenged they allowed me to text them. This right was taken away about six months later because they claimed that I was using it excessively. This forced me to purchase a tablet in order to communicate with them. Because I am mobility challenged I survive on what Ontario Disability Support Program this affected my tight</p>	A heck of a lot of people are couch surfing or living in encampments or sleeping rough.	Pass some kind of law against the profit seeking corporations that are displacing low income workers and people living on a fixed income like the disabled or elderly or persons forced to live well below the poverty line due to mental health or addiction issues.
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						<p>budget.</p> <p>Rent increases:            Before MALLLEUM bought our building I always received a rent increase on December 1st. This year they waited until January 1st. My personal opinion is that they waited the extra month because they knew that the maximum raise in rent was going to be increased from 1.2% to 2.5 % in January. All perfectly legal I am sure, but a potential insight into the way in which they operate. When I questioned them about this they claimed that they were doing this to make it easier for the accounting department.</p>		
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351	Waterlo o	N2I6k2	Radi	Pablo Neruda	5 years	I've been asking for screens to my windows for 5 years. As well as a sliding doors that work. I've been harassed by other tenants who use the police and cas as a way to hurt tenants who try and friend them. Landlord will not follow protocol with complaints about hurtful behaviour by tenants.	Worsened	Drop all cerb debts incurred by covid and allow citizens access to down payments that give them access to ownership of property and give property tax credits for anyone who owned property prior to covid-19
352	Toronto	M6m OA4	Dint know	Medallion	7 months	Bed bugs, RATS, ROACHES....NO REPSIRS DONE....WE STILL PAYS RENT REGARDLESS IF WE PAY LESS...MEDALLION GETS THEIR FULL PAYMENT REGARDLESS OF HOW MUCH INDIVIDUALS PAY...SO TREAT PEOPLE ACCORDINGLY	WE DO NOT DESERVE TO BE DISRESPECTED, REGARDLESS IF WE ARE LOW INCOME TENANTS	I DONT KNOW IF THE GOVERNMENT CARES CUZ ITS THEIR PROPERTIES, SO HOW CAN THEY FIGHT THEMSELVES

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353	Scarborough Ont	M1G1R8	Direct Properties	Grant Management	16 yrs	<p>I am currently wait for my closet door to be fix for about 1 month now. Since this super came there has never been a walk through my unit. The roof, walls, inside cupboards, floors all needs to be fixed. The carpet on the hall way outside my unit is greasy and it smells, the laundry room is moldy and filthy. When you are in the building it is always smells. We had to wait for months for an elevator to be fixed. We need a NEW superintendent, a NEW cleaner, a NEW maintenance, and a NEW supervise for them, who will insist that they do their jobs. They do not let fresh air into the building.</p> <p>Everyone in this building is complaining what is the owner doing. This building is a disaster now. It's an embarrassing to bring visitors here. And it cost so much more to live here. Why do visitors have to pay for parking?</p>	<p>It's sad to see what is happening now everyone seems to be grabbing more money for everything, but is giving you less for your money. And the Government is doing nothing about it. We need more affordable homes. Why do people work to only pay for rent but cannot feed their families. They have to go to food bank for food. We need leaders who cares about what is happening to people and is willing to make it better for us.</p>	<p>We need a rent cap. The Government should control rent. Build affordable homes and stop talking about it. Just do it. Canada has lots of land to build on, stop these investors from building luxury homes which makes them richer, and build homes for people who need it.</p>
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354	York	M6M0A4	Dont know	Medallion	Almost 5 years	Service is slow I asked about bed bugs took care of it myself came a month later demanding I clean up for them right away or they will charge me not enough time to relocate my cats I sent in a message to not enter they still entered came 2 times even though I didn't need it put in about a window broken never fixed they did 1 job I requested asked to fix my cupboard kept coming out and they fixed once and the minute they left it was off again elevators are always down some how the walls are dirty looks like poop smeared all over they want money out of you but never really rush to help you out rent prices is ridiculous I'm in a box spend more time at work than in the apartment I don't think we need to have hydro added to pay extra when you give rent and wonder where the money goes	The lack of help is getting worse just to live you can't live all you do is work hard with no benefit to it it's going to greatly effect our future we shouldn't have to pay to live	I think things need to be more affordable stop adding more to those who can't afford it hydro should be included we already pay enough for rent and look like we live in the slum lands
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355	Scarborough	M1M 1L7	WJ Properties	WJ Properties	13 years	Mold, mice (which I have caught/killed at least 50 in the last 2 years alone), cockroaches, people doing repairs in my unit who work for WJ Properties who I'm sure are NOT licensed contractors/plumbers/electricians, accumulated 5 years I had no access to my balcony (but no rebate in rent), no hot water at various times of the day with NO notice, boiler issues constantly - hot water scalding hot immediately after turning hot water tap on, NO one doing regular cleaning of laundry room, stairwells, hallways on each floor (only see one person mop out elevators maybe once a day if that), packages being stolen from in front of apartment doors, exterior doors being propped open at all hours causing vagrants to enter and sleep in stairwells, fire alarms not working properly and not being fixed in a timely manner (had to wait months for	If rent caps are not reinstated we are going to have so many families that will be HOMELESS!! Food banks are already seeing 150% increase in people using food banks due to increased rent and most of the older buildings are crumbling due to government not annually monitoring conditions of older buildings (my building was audited by government and told to FIX major problems which was then put onto the tenants with rent increases above the guidelines - NOT tenants	Put back rent caps, after reducing the rents across Ontario and if buildings are old, thoroughly inspect each building (up-to-date electrical, plumbing, structural).
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						<p>a new smoke detector), band-aid repairs which are cheap in beginning but if you spend money to fix job right the first time saves you money in the long run, using substandard materials when renovating, my beloved cat Rickity DIED from killing/eating poisoned mice and around the same time other tenants lost beloved pets too (died the same way).</p>	<p>responsibility to maintain buildings - landlord's responsibility!!!! There NEEDS TO BE GEARED-TO-INCOME HOUSING!!! People should be paying 30% of their net pay for rent, NOT WELFARE HOUSING OR CONDOS - AFFORDABLE HOUSING FOR ALL ACROSS THE BOARD BASED ON YOUR INCOME!!! STOP BUILDING CONDOS FOR SALE, start building housing that is affordable to either rent or buy! We are opening our doors</p>	
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							to refugees/immigrants and not helping them once they are here, but also not helping our own with homelessness/jobs! ! The government needs to work smarter not harder!	
356	London	N6H 4R6	Old Oaks		3 years	Ttle Flooring in kitchen and bathroom deterioration has been brought to attention of landlord since I rented but not repaired in 3 years. Toilet not flushing properly as it is old but no satisfactory repairs made. Should be replaced.	No competition in housing since no new co op housing built in several decades. Average rent costs increase yearly multiples percentage above inflation.	Federal government you see housing as a right not a privilege.

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357	Calgary	T2A 5M3	Avenue Living	Applewood village	4 months	HORRIFIC, Major pest infestation, unsafe grounds( needles, drugs, transients sleeping in our buildings) major management intimidation of tenants that voice their concerns/issues	It is causing an alarming increase in not only homelessness, but mental health	Provincial government Mandate that only 25% of a person's monthly income/resources go to pay for rent. Inflation on Everything is even causing the upper middle class headaches, so just imagine how the low to moderate income people are doing!!? This IS a PANDEMIC!!!
358	Brantford	N3T 0S6	Ryan Seymour	Mainline Living	Almost 2 years	Our rent has increased 15% in only our first two years of living here. It was built in 2021 and there is no rent control.  Our garbage attracts animals and pests. Ongoing issue since moving in. They're refusing to put in additional bins or organize a second pick up through the week.	It is difficult to save and to get ahead. Inflation has not increased as much as our rent. It's discouraging and disappointing.	Rent control on all rental properties (built before or after 2018)



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359	Calgary	T2A 5M3	Avenue Living	Applewood Village	4 months	MAJOR issues with multiple Pests( roaches, bedbugs, mice, 2 varieties of beetles) major flooding when it rains, elevators breakdown majority of the time. Drugs, needles, liquor bottles found inside our buildings, the homeless break in, or they camp outside our Applewood Village property....there are many little children running around playing. If a tenant puts in a complaint with Avenue Living, it simply won't be acknowledged, they make excuses, if a tenant calls AHS, Yikes, the tenant will have heavy knocks on their door, be intimidated, and threatened eviction	It has Literally caused a Major housing, health(mental, emotional, physical) Pandemic	The Corporate landlords need a mandate that they Cannot charge rent more than 25% of a person's income. Plus!! There's a Major concern that MANY Corporates rarely return the tenants security deposit. Also!!! The issue regarding allowing pets!!! This to me goes against our freedom. Majority of humans worldwide own a pet, or many.
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360	Calgary	T2P1A6	don't know	Mayflower ventures	13 years	<p>Positive:</p> <ul style="list-style-type: none"> <li>-I have been allowed to paint my unit and have been left pretty much alone as a long term tenant (although I am in the trades so maybe I am just trusted more)</li> <li>-The current management finally removed the gross carpet from the halls when they bought our building a few years ago</li> <li>-They are reasonable in their pet policy</li> </ul> <p>Med:</p> <ul style="list-style-type: none"> <li>-They redid the outside of the building and it looks nicer and more modern. This doesn't really benefit us as much as improving the building services would though, and seems more to attract new tenants</li> </ul> <p>Neg-</p> <ul style="list-style-type: none"> <li>-Staff are very rarely present, so we are forced to use an online portal to try and address issues. There is no</li> </ul>	<p>People are so desperate to find housing, they are willing to overlook clear infraction of rules. It also makes it impossible too save for our own homes or provide for families. Both the ndp and conservatives are cowards unwilling to stand up tp commercial interests to protect their voters and should be ashamed.</p>	<p>Set rent increase limits, provide education available to landlords and renters on clear rules on what is allowed, set rules to protect against renovations, build more high density housing and don't let real estate lobbyists interfere to keep housing costs high.</p>
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						<p>communication with real people and we never know when it will be addressed or have a chance to bring up grievances. I believe removing this human link allows them to make cold decisions more easily.</p> <p>-There have been cockroaches in the building on and off over the last decade. I have not seen any in my unit since a few years ago after a treatment (and after taking extra steps of my own caulking and purchasing extra treatments), but I regularly stomp them in the lobby, and see the remains of other stomped ones.</p> <p>-Our fire system is failing, and we have constant false alarms often in the middle of the night</p> <p>-Whenever there are issues, management sends passive aggressive emails gaslighting tenants that either the concerns</p>		
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						<p>are unreasonable or that it is somehow the tenants faults for misinterpreting the threatening emails.</p> <p>-When our building brought in new coinmatic machines which required new cards, we were never given our deposit back on the old cards which we would no longer use, and had to purchase our own new compatible cards for the current machines.</p> <p>-We regularly have our water shut down to failing systems. I cannot know if it is due to age or refusal to do proper repairs so I can't say for sure if this is their fault*)</p> <p>-Common areas are not maintained, with gym equipment left broken or unsafe</p> <p>-Previous owners, bentley investments did not maintain things well. In 2014, a pipe in</p>		
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						<p>the unit above burst, making big bubbles in the walls under the paint. The landlord brought a fan, but left the bubbled walls as is. I had to scrape, retape, and paint the walls myself. If I wasn't in the trades I don't know what I could have done.</p> <p>The management company after bentley but before mayflower (don't recall the name, we have gone through so many companies) kept losing our records, and every time they misplaced something, we would receive a threatening emails saying if we did not immediately come to fill out the form, we would be fined or evicted. No acknowledgment of their own lack of organization.</p> <p>-The building is not safe. When my storage room was broken into a few years ago (previous management company in same building) and my bike stolen, the building would not even</p>		
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						<p>take a look to see if the people could be identified on the security cameras. I was confident it was the drug dealer apt across from me (not current tenants) but could not prove anything without them looking.) A month ago I was bear sprayed outside the building and rather than have anyone present, the building just posts notes threatening fines if anyone gets in with us. What exactly am I supposed to do if one or several drunks are hovering outside the entrance, fucking wrestle them into submission? I;m a slim woman, you vbetter give me a break on my rent if you expect me to endanger myself for that.</p> <p>-When our building changed electricity providers, they kept our deposit from the old company, and took a new deposit for the new company. This seems very sketchy. Also the pervious owner years back</p>		
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						(bentley investments) took "top off" payments, after raising rents after the 2013 floods, to make the damage deposit equal to the current higher rents. I was a young adult at the time and didn't know if this was legal)		
361	Winnipeg	Manitoba	Don't know	Mainstreet Equity Corporation of Calgary, purchased 15 Feb 2023	nine years	Lions Club of Winnipeg sold this 287 suite building for \$ 24.5 million dollars. Seems ironic that a philanthropic group should allow their 4 year executive director to persuade them to see to a for-profit company. The tenants have been seriously betrayed. During my previous years, The Lions Club of Winnipeg had a	Would have made little difference to our sale, the EX Director was determined to sell, and was not willing to apply for either federal or province funding for maintenance work. However, Federal	1. Make it difficult for Equity Corps to borrow from CMHC See August, Martine. Financialization of Housing in Canada June 2022 Summary, pg. 7-9

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						<p>system that was working for all of us. The new on-site management is disorganized, untrained, and very weak in communication and problem-solving skills.</p> <p>It has become apparent that their first task was to make sure that all the vacant suites were rented. Most other things were allowed to lapse unless we made a lot of noise.</p> <p>We are fortunate that they understand that they cannot raise the rent for at least two years on any person living here prior to the take-over. MEC received \$1.2 million to do maintenance and repairs from the MB Prov Govt to allow them to do maintenance and repairs in that interval.</p> <p>The local managers have no authority to get jobs done. They have to contact Calgary for permission to even move a painting on the wall.</p>	<p>under-funding has been a serious problem across the province.</p>	
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						<p>Took more than 2.5 months to get a major stain cleaned from the central hall carpet.</p> <p>Took 12 days to get a watermain break that occurred in the Greenhouse.</p> <p>Bed Bug control has gotten completely out of hand with the commercial company selected. At least four more families are moving out from the terrible. They have promised for three weeks to provide an on-site bug person ... nothing happened yet. Two of the above families have had their suites 'sprayed at least 8 times' since the take-over. MEC obviously didn't due 'due diligence' before they took over.</p> <p>Recently their team was here in Winnipeg to acquire more property. They hope to have 1500 units in Manitoba by the end of December.</p> <p>We have no tools to stop them.</p>		
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						No government or city willing to do legislation. We are facing an election, but the prospects don't look good for Seniors in Manitoba		
362	Ottawa	K1S 5K5	MetCap	MetCap	3	Water shutdowns, no pool although advertised swimming pool	The Government just has not done enough	Hefty Fines and repeat offenders possibly jailed

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363	Halifax	B3J 1Y9	Paramount Properties	Paramount Properties	8 months	The washer and dryer barely work, they're ancient. The laundry room is disgusting and i dont think the machines have ever been cleaned. I dont know if/when people come in to clean the hallways but theres been blood on the door and the walls for 2 months. Theres no communication - the washer was broken and i had to reach out to be told whether anyone knew and whether it was being fixed. They were supposed to get me new screens bc they took the old ones, mt sink drips so much, and the electrical is weird - sparks when i plug into some outlets. I've mentioned it but maintenance never showed up. I'm scared to keep poking because I am on a fixed term lease (the only kind this entire company does apparently) and I don't want to become an irritation worth evicting by demanding basic maintenance.	I'm terrified I'm going to get booted out of my apt in january so the rent can go up and there is no way i can afford a rent increase - its already eating 75% of my income so i will be homeless. Theres no houses. We need more homes theres no vacancy in Halifax, i don't qualify for any support. I'm on a fixed term lease. I moved from the prairies and people keep saying to move back bc it's cheaper but housing is trending up there too.	Rent control, build more housing. Make it easier for renters to buy homes or apartments - if I can't afford a mortgage why do they think I can afford exorbitant rent?
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364	East York	M4C 5N3	COGIR	AS ABOVE	7 YEARS	Generally degraded apartment.	System has been asleep for several decades and now reached crisis management level. Situation needs serious dialogue on time and resource management.	Governments should have a realistic look at housing demand and supply and think of a real solution to the problem.
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365	Dartmouth, NS	B3A 4G5	Starlight	Metcap	27 years	Not sure how to answer but will try: a few years back the landlord gave me bed bugs and this is not covered under insurance which to me something is wrong so I had a friend pass and her family gave me her remote control bed and reclining couch which due to infestation I had to throw out it took a long time for them to do anything (spray) as if he company (pest control) and landlord don't see the bugs they are not there I was forced to sit in my unit over night and let the bugs crawl all over me I have video just last year they took out all of the carpet in my unit which makes this old building you hear everyone so you don't live a lone you live with everyone in the building I am told that is what you end up with in an apartment building but it used to be so nice when Homburg owned it never had as many issues. The balcony window has leaked since the	It is as if this category of people don't count or exist so still being treated poorly	stop them from putting up so many buildings that are such high prices
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						<p>day I moved in it gets fixed for a few months then leaks again. Where I am an old tenant I feel they only will do what is necessary till I do actually move when people move they renovate the whole unit I like my little unit as it is my first ever one bedroom so it is like home but not very peaceful.</p>		
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366	Hamilton	L8H1T8	Dont know	Front Door??	6 years	<p>I moved in from a shelter, they told me I needed to leave at Christmas time, already depressed and hurt and lonely and broken I moved in. Laying on blankets on the floor, ( because from shelter you have no furniture )I frooze all night no heat! What?? Woke up no water!! So I'm froozen all day and night and could not bath. We were then all given space heaters, which ran the hydro bill over 300.00. Then the summer come we all got excited no more hydro bill, but what was to come was much worse, cockroaches and mice!! I specifically asked when I moved in if there was bugs as I am bug phobic, they told me " No " first lie. So the mice lay babies all over my apartment, they put poison down and my dog almost died from an empty pack a mouse left behind somewhere. I get no response when I call them about a</p>	<p>Greatly, they have no choice they don't have money to pay big rents so there for they get stuck in these dumps that no one cares about! Unless you have money everything gets swept under the rug.</p>	<p>The Government should lower rents and not allow a huge rent hike to happen like in the past mistakes that have been done to us. Every person should be treated as a personal situation, and placed for thier needs not wants.</p>
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						<p>problem, the mice had babies in my oven, I could no longer use it, I went into debt to get an airfryer and now it's full of bugs as well. So they took my stove out and I had to wait a whole month to get it back! They told me it was my responsibility to get my own! The nerve! So I called the city and they sent him a letter and after a whole month I got a second hand stove. Also I only have a bachelor stove and fridge and have asked for bigger ones so I can have my grandkids for christmas no reply. Actually when I moved in I had a big new stove, they took it out of my apartment to give it to a man who only stayed a few months and moved out. However because he paid more rent and worked at the butcher shop, that the landlord owns. How convenient 😏</p>		
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367	Toronto	M2J1A7	Don't know	Medallion Corporation	12 years	There has always been a lack of repair and maintenance for larger issues. I was told that they would not maintain or repair the central air conditioning that came with my unit and that they expected me to maintain and repair it myself (not before I signed the lease but after when it broke down). There has always been mould in the bathrooms that they have ignored requests about addressing. There were leaks in ceilings (from balcony to bedroom and bathroom to kitchen, that took them two years to address). Windows and doors are so old that they don't have a functioning weather seal, the house is drafty, frost and snow develops inside during the winter. I'm often ignored when I email and send in maintenance requests, the lack of communication with the landlord/property management is common when the repairs may cost a	since the government has stopped prioritizing housing landlords have become less inclined to maintain the properties they rent out and more inclined to increase rent and try forcing tenants out.	Enforce regular maintenance of properties and state some basic requirements for standard of living. Maintain rent control. Eliminate loop holes.
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						significant amount. Since joining Acorn I have noticed SOME improvement in their communication and some action.		
368	Calgary	T2R0K6	Homestead land holdings?	Homestead land holdings?	Three years in total. Two years consecutively	Spent over a year asking for the roof to be replaced, they will only do patch jobs that keep falling apart. Heritage house and the lack of maintenance is astonishing and concerning. Outside sandstone crumbling. Lack of communication, both with repairs and things such as raising rent without telling me.	Causing a lot of stress and trauma on low and moderate income tenants. Constant worry about being homeless	Definitely rent caps. Caps to how many places someone can own. Make sure everyone has a home before people can have seconds. More regulations for landlords. More protections for tenants.
369	Toronto	M3J1P9	I dont know	N H D Development Limited3	2YEARS	Building all ways untidy need to be clean	Every year all ways rental increase	

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370	Scarborough	M1P3J4	Galaxy Real Estate Core Ontario Properties LP	Metcap Living	24 years 7 months	MetCap, Starlight and Galaxy are bullies. I never received N4's until they started in 2017 and I've received several N4's but they were never warranted. They are slow to do any repairs to our building/units. They are quick to renovate when someone leaves so they can charge outrageous rents. The heat is on very low in the winter. They say we can't have window a/c units. They repaint, recarpet and change new light fixtures in the main hallways but not as quick to help the tenants. Snow plough is rarely done. Big holes in parking lot. Tenants are worried to ask for repairs because they think their rents will be increased. They tell us that we have to sign up for online payments even though some tenants still use cheques.	If our government doesn't restrict these mega monsters then us little people will be homeless very soon. I don't know what they mean by affordable housing but the houses being built behind me are 1.3 million to start. Who can afford that. Where are all the rental housing? Where is rent control?	Rent control across Canada. Build some apartments for us low income workers.
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371	Victoria	V8V 3Z8C		Capreit Limited Partnership	14 Months	Rental increase after 1 Year. (Building bought 2 months before I moved in and I am paying more for my 1 bedroom then the tenant down the hallway who has a 2 bedroom and was moved in just 1 month before the sale).	The government is not taking the housing crisis seriously enough. In Victoria there is over 5,000 empty condos bought by the rich just for investment. The council keeps letting the developers get away with building more condo buildings (ex: a 25 story building with only 17 low income rental) Also the low income rental is more than I am paying). (PS I am paying \$1780 per month plus hydro, electricity, Telus etc and must get into savings as the rent alone is more than	At this point we need to build rental only. Also need to build rentals in small towns so they can grow and the price of land there will be less.
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							my pension.We do not need any more condos!!!! We need low income rentals.	
372	London	N6H 4R5	Old oak	Old oak	8 years	Maintenance and safety issues	I think it stinks	Set laws

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373	Vancouver	V5N 5R2'	Cascadia Aparm	Cascadia Apartment Rentals	1.5 years	<p>The stairs in the back fo the building are unsafe. The back entryway is often dirty. This is especially relevant because the front door lock has been broken 4 times since I moved in.</p> <p>There are no signs in the basement (bottom floor) so delivery people often get lost. The door to the parking has been smashed twice because delivery people have mistakenly gone in and you need key entry to get back into the building, and are not able to leave from the garage door.</p> <p>My neighbour told me he didn't have his fridge replaced for over a year, so when my dishwasher and fan broke, I called the landlord tenant board to ask what to do. They advised me how to legally write letters of repair and I had them fixed within a month.</p>	<p>There is no regulation for the amount landlors can increase rent when a tenant leaves, and they do not authorize lease transfers. This leaves us with predatory landlords who have an incentive to evict longer terms renters who are protected by rent increase regulations. Sometimes. I have also been renocticed with an increase of over 100% in Winnipeg "justified" because of asthetic repairs that noone asked for.</p> <p>The incentives for first time buyers are insufficient and the</p>	<p>Create an anonymous separate divisions for people in building to report unsafe circumstances to be investigated. Invest enough money so that there isn't a backlog. This would be something like Work Safe BC does for labour.</p> <p>Build affordable housing from the government which is geared to income! Lots of it!</p> <p>Make rent increase maximums be regardless of tenancy, attached to the unit not to a tenant. Make lease transfers legal without landlord permission. Impose rent control. Make extra taxation for anyone who owns more than one home. Improve incentives for first time home buying. In the climate of contract work, remote work, and a changing workforce; make</p>
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						<p>When I moved in, they told me I should contact the super for all repairs. Whenever something went wrong she would avoid my emails and texts (which is how she advised me to get in contact with her). This was a lie. I in fact had to contact the management company.</p> <p>There is no smoking on the lease, my hallway reeks of smoke and it enters my apartment. I've asked the superintendent to speak to the tenants in my hallway. She has not. She is a smoker herself too. I haven't escalated it to management because I don't want to be the reason anyone gets evicted. I have had a racialized queer elder in the building evicted for having a dog. Several people in the building have dogs (including the super). Enforcement in the building is based on privilege and proximity to the</p>	<p>buying market has become inflated to the point where the money down and income you need prevents people from purchasing. This leaves wealthy people and corporations primed to exploit working class people who end up paying so much for rent that we could have in fact put towards a purchase. I have friends whose working class parents have 100% paid off homes they bought with minimum wage jobs 50 years ago. This is no longer possible, and renters rights are dismal. We are left vulnerable to</p>	<p>bank requirement for purchase relevant to current work force. Make penalties to corporate landlords awarded to tenants for safety, cleanliness, and disrepair issues. Properly fund tenant appeals case review so there is no longer a backlog and guarantee a tenant 6 month fixed rent price if they appeal a rent increase as unfair, with their case being reviewed at the 1 month mark. Do not allow for exceptions for rent increases for costs incurred, that is a risk, burden, and financial responsibility that is on the home owner. Increase the amount of time that a family needs to reside in a home after evicting tenants be 2 years plus financial award to the displaced tenants, and give minimum six months notice for such evictions. Double</p>
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						<p>superintendent.</p> <p>When I had someone ruin my gate latch and asked for a repair, they threatened to seal the gate instead of fixing the latch. If I pursued the repair, they would close my street access claiming the gate was not sanctioned by earlier tenants. I think this is a lie as the wood matches the rest of the fence.</p> <p>The repair person for the building is pretty much in indentured servitude. He doesn't have good English and fears he wouldn't be able to afford rent or find work outside of the building. They count on this to underpay him and get him to do much unpaid work. He has been trying to go back home to visit his family for over 2 years and they have not let him take time off. This year he wanted to go in the summer and the super told him he can't</p>	<p>predatory practices and as a means of the wealthy and corporations to exploit us. Renting has become wealth transfer to people who are already wealthy.</p> <p>I have younger friends who want to move to the cities for post secondary schools they've been admitted to who cannot find any home share spaces with rooms renting for under \$1000. I have friends living in infested homes with slum lords who can't move out because they can't afford to. I have friends living with abusive family members because</p>	<p>the empty home tax. Make stronger regulations about pest control. Make regulations for hoarding tenants in building with pests so that they have choices to clean homes or have belongings cleared by health and safety officials to allow for proper pest control. Make a maximum of how many units and properties a corporation and person can manage. Assign repored buildings to land trusts. Increase the number of units any new development must allocate to affordable. Revise affordable housing markers to reflect current cost of living.</p> <p>This is all common sense. Shift the focus from corporate and landlord rights to tenants rights. I've seen the housing crisis and disparity between wage</p>
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						<p>leave because she was going to visit her own family in Europe.</p> <p>I pay \$1700 rent for a one bedroom I got spring 2022. The same sized apartments are now renting for \$2500 because they are opportunists and there is nothing stopping them.</p>	<p>they can't afford to move out. I have friends in abusive domestic partnerships that they can't leave because they can't afford to. I have queer friends who cannot afford to move to the city where they are safer and have community because they can't afford to. The housing crisis is putting people's health and safety in danger!</p>	<p>increase and cost of living start to radicalize the most apathetic docile people. I love that personally, but if Canada's trying to stay beige about things, it might want to look into these things.</p>
374	Mississauga	L5K 1C7	Starlight Investment	Foresthill Kipling	13 years	Lack of communication or last minute notice, lack of repairs externally of building drive ways. Etc	Sad, people can't afford to pay these exorbitant costs for rental. A one bedroom apartment is at min \$2000 add parking and water to that.	Mire affordable rental units in buildings. Give people a chance to enjoy and live in their home.

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375	Toronto	M5R 2R1	Paul Kyte	Rester /Grandee Apartment/ 720745 Ontario LTD (all same company)	7 years	Currently my building is under severe Renovictions. They have started it in May it is now August and they haven't even finished half of the work. It has been a complete nightmare. They are drilling 90DB in my window all day long . They locked our Balconies , we don't have AC and it is 30 degrees in the apartment . This has been my spring /summer 2023 and it will continue on. The landlord gave us NO PROPER notice , there were no prior instructions regarding the Balconies, he threatened us with \$400 bill if we don't clear our balconies by a specific day which was 2 weeks notice basically so I was overseas and I had no idea this was going to happen . I had to pay the super intendent \$60 so he clears my balcony even though I asked if they can wait for my return. There were only threats coming back from the landlord's office. Later on as the drilling kept night and day I	Well- this government is simply self serving. They sit there in their nice houses in Ottawa and letting us month after month go deeper and deeper into poverty, lack of proper living conditions, crowding Toronto with immigrants that have no place to be , and they still dare to say that this is not their problem? shameful!	A complete overhaul of the rental housing laws . First thing is- The LTB needs to be accessible to us and not have a full year wait list. That's a disgrace and landlords a re riding on this fact. They know it will take years before a hearing will be placed. Landlords need to be regulated , listed, and watched over by the goveremnt. There needs to be a cap on prices of rental units according to size of the unit (just like a car guide) and there needs to be specific subsidy for low income renters which includes professional artists like myself . Students can use their OSAP but artists have nothing. Simply nothing . Immigrants have more protections than artists at this day and age. I have nothing against immigrants
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						<p>had no choice but basically living in coffee shops and parks all day long , returning in the evening so I don't have to suffer the unbearable noise. It forced me to spend money I wouldn't have otherwise because I work from home and all the expenses added \$200 to my monthly expenses which I absolutely don't have. Then because we all spoke to Jessica Bell's office to tell her about our situation the landlord did not agree to allow me to stay in the building after I gave notice. I wanted to simply change my unit to a quieter one in the back of the building which I wanted to do right from the start. He emailed me saying that even if I applied like anyone else they would not approve me.</p> <p>I lived in the building years before he came to be the landlord and he is a complete Bully. He bullied everyone in the building he needs to be</p>		<p>but to see that they are given houses and I have nothing after living in Toronto for 25 years is simply upsetting!</p>
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						<p>Black listed. Currently I have no ability to pay the ongoing prices in Toronto and I have to LEAVE CANADA because I have no family here to stay with.</p> <p>This situation is simply illegal and it put me in deep depression . I am not feeling safe in the building and I have never felt this way in Toronto ever.</p>		
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376	Halifax	B3M0G6	Don't know	City Centre Property Management	3 years	<p>We're generally left alone, but there are definitely issues.</p> <p>The property manager is very passive aggressive and clearly does not understand their legal obligations (threatened to search tenant apartments for a piece of missing furniture from the lobby).</p> <p>We've been through a number of building managers and periods without a building manager</p> <p>Shortcomings with the building are not addressed or at least not addressed properly. For example, multiple exits are not using exterior doors, and as a result rainwater gets in and the doors freeze in the winter.</p> <p>The building is not kept clean externally. There's a spider problem that would simply require a cleaning, but it hasn't happened in the three years</p>	<p>There are no standards, no downward pressure on prices, and no alternative to renting for most people.</p> <p>Landlords can get away with doing and charging whatever they want, and there are no repercussions because even if a tenant DOES complain, landlords can simply make their lives miserable through legal means until they leave and a new tenant can be found with no effort as people are desperate for places to live.</p>	<p>Increase regulation on landlords, drastically increase taxes on owning multiple properties, start building and owning rental properties again to put downward pressure on the market, and incentivise better city planning (money for transit infrastructure, for example)</p>
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						<p>I've been here. They complain about the aesthetics of AC units in the windows yet allow the windows and brick to become grimey.</p> <p>We had a multi-week period without a buzzer due to a parts shortage with no efforts to address it beyond "walk down to let people in". Obviously delivery companies did not accommodate this and left all parcels in the entryway. The replacement was haphazardly slapped onto a board because it either didn't fit in the same space as the previous one or it was simply easier.</p> <p>Flooring damaged by a broken pipe in the entryway TWO YEARS AGO has not been repaired despite the replacement tiles being present in a box in the lobby.</p>		
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377	Toronto Ontario	m3j 1p9	Sorbara		11 years	All of the above	Not listening to the needs of the people more and more people are living on the streets cannot pay the high rents imposed on them by these landlords	By building more affordable units in and around the city and by setting guidelines for rent increases
378	Mississauga	L5C 1C9	Starlight	Forest Hill Kipling	15 years	Repair and maintenance never gets done, i have holes in the kitchen, mould in the bathroom. My buzzer code hasn't worked in weeks, and no one seems to care.	Government doesn't care about us	Take proper care of our units. Get rent prices down. If our rent and groceries and everything is so high, why are we paying so much to live like this. Someone needs to make sure these companies stop

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379	Mississauga	L5K 1T4	Jamuna Investments	Jamuna Investments	8 years	My unit got flooded and then filled with asbestos back in August 2021. Ever since then, I have been left without a home, and management dont seem to care. They send people in but no work ever gets done. This is why the building got so bad that there was a flood to begin with. My son has a unit, and there is still floods, moulds, leaks, cockroaches, mice, rats, and balconies just falling away. I just want my home back, why can't these people take care of my home	They don't really care. The renting situation is very high, especially in Mississauga. We are seeing no support for low-income people. People are being left behind.	They have to put rules and regulations on them. They have to put a cap that they can over, and stop letting tenants pay very high amounts in rent increase whenever any small repair work, especially cosmetic changes. There needs to consideration to the income bracket I'm in, letting more affordable and income-based market rentals be available in the market.
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380	Mississauga	L5K 1T4	Jamuna Investments	Jamuna Investments	3	<p>So many problems. Cockroaches seem to be in every unit in the whole building. Cleaning is a joke, the stairs are filled with urine and faeces, and the hallways are always filthy.</p> <p>With leaks and floods so common from the ceiling, mould becomes a very common problem, and my mother-in-law's unit got flooded so bad she hasn't been able to move back in</p> <p>Heating and cooling is nowhere near close enough. I have a young child, and I keep on requesting someone to check on the windows/balcony door (heat loss) but no one seems to care</p>	<p>Whatever they are doing it is slow, and more changes are needed</p>	<p>More restrictions and regulations on the corporate landlords</p> <p>Get more effective and transparent monitoring with property upkeep</p> <p>Giving out actual penalties to landlords who don't oblige with keeping property standards. Penalty must be hefty enough to dissuade them.</p> <p>Management should be made to do more, as there is a lot they can do in their scope, but aren't carrying it out to just keep profits.</p>
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381	Mississauga	L4Z 2X4	Solmar Development	Solmar Development	5 years	Plumbing, rodents, cockroaches, ignorant and aggressive super-intendent. No property management ever on site. No communication from management either.	Not enough subsidized housing, landlords are not held accountable for neglecting their property	Every building that is built should have a high percentage of subsidized housing, around 20-25%. Better enforcement of property standard bylaws, landlords need to be held accountable
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382	Toronto	M4K 2L3	Westdale Construction	Westdale Properties	>12 years	<p>The building is very well maintained, almost too well as the landlord has previously implemented an (5%) AGI for work that really wasn't necessary such as ripping up all of the carpets and tearing down all of the drywall on every floor (22 of them) regardless of its condition — we were told it was ten years old thus had "reached its life expectancy". They then installed on every floor, scenic floor to ceiling murals and floor to ceiling mirrors around the elevators - totally cosmetic and unnecessary.</p> <p>They just completed a year long renovation of the 'roof slab' of the underground parking garage so I am fully expecting another AGI within the next year, even though I don't drive and do not use the underground parking garage. Annual rent increases are a matter of course and implemented to the fullest</p>	<p>Just look at the number of 'tent cities' popping up in communities from Timmins to Windsor and everywhere in between. Not just Ontario. Every day there's stories in the paper/on the news of the growing homelessness crisis from coast to coast.</p> <p>In Halifax/Dartmouth, where I grew up, there was like one homeless person who everybody knew as a drunkard, but he was harmless and chose that life. We never saw people panhandling or sleeping in parks. Now it's just as bad as Toronto. The</p>	<p>Outlaw REITs. Buy older housing stock, keep it affordable, and keep it out of the hands of the profit-driven private market which is what got us in this mess in the 1st place. Commit to building 100,000 affordable units a year. Keep it public. And don't stop.</p> <p>In lieu of affordable housing stock, vastly expand the Canada Housing Benefit by providing 'portable housing benefits' so those who are housed, stay housed, and those who are not housed, find housing.</p> <p>Expand rent controls to include all units, and implement 'vacancy control' to maintain rents between tenancies.</p> <p>Establish a federal LTB with independent adjudicators so rules are applied evenly and fairly across the country.</p> <p>Establish a federal minimum</p>
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						extent possible. Tenants are not permitted to post information anywhere in the building — not even on the bulletin board in the laundry room — that encourages forming any sort of tenant union or social gatherings. Building maintenance/superintendents are instructed to immediately remove any information that encourages tenant interactions. Even when I moved in in 2011, when I was signing the lease the building manager asked me not to discuss rental costs with other tenants.	government needs to outlaw REITs!	living wage, not just for federal sector jobs. Enshrine the right to housing in the Charter of Rights and Freedoms, and enforce it. Permit 'Air BnBs' in primary residences only.
383	Toronto	M4k2g5	Don't know	M&r holding	6 years	We have roaches and bedbugs. The building has old nasty carpets and wall paper, yet they raise the rent to whatever. We have no community days anymore. We also have our laundry costs raised yet the machines are always broken.	The government hasn't helped anyone	Make sure that people have places to live and able to access affordable housing

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384	Hamilton	L8r3j4		Equiton living	9years and 8months	Around December 2022 I got mouse in my apartment and my packages is still getting stolen	There are so many abandon building, I still don't understand why government don't build more income house. Ex. There is that build attached to Jackson square, the government needs to turn that place in to low income place	Government should definitely stop allowing landlord to drastic increase price
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385	Ottawa	K1B4L4		Paramount	8 months	Bed bugs	<p>The building should have grant/taxes reduced on improving there building. The windows / are extremely old. Better pest assistance for tenants. It alot of work to deal with bed bug both sides and also money. There need to be stricker procedure to fully get rid of bugs and assistance to help tenants to get rid of them. Pest company should offer services to the tenants like laundry facilities to wash every item while waiting for them to prepare. Pre prepare inspection with tenants. That</p>	<p>For starters stop rent hikes. It is rediscuss how high thing have gotten in the last few year. When we first looked at the building it was around 1500 for our unit. If someone tried today for our exact unit it is \$1700-\$1800.</p> <p>Better care of building. Making sure building are well maintained to a good standard. My previous building didn't take care of the building well. So now because of it I brought bed bugs to my new building</p> <p>Assistant to plan and properly prepare for pest. From the stand point I spoke to a 3rd party. 80% of the work is tenants to properly do the work needed to get rid full the bug. I and my husband worked all day Tuesday to prepare since before our</p>
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							<p>way if there missing steps it can be corrected.</p> <p>Having more low income building at affordable rates. Restrictions for inflation.</p>	<p>spray. We only really got all our bedrooms done. Spent \$400 on new vacuum and laundry. My husband had to do leave without pay to Assistant me with the work .</p> <p>A friend of ours spent 200 on a hotel for us since I have a asthma and had to spend the night out of our house. No one wants to get bed bugs so they don't want us to stay at there homes.</p>
386	North York	M3N2W5	Sorbara	Sorbara	10 years	<p>Mold never removed properly cracks floors never properly done little heat elevator problems moldy carpets in halls had to caulk and seal to keep roaches out and now seeing them because of everything cracking like base boards cupboards and put in a work order never done half assed repairs by contractors</p>	<p>They have their head up their asses all they care about it is filling their pockets.</p>	<p>Stop talking shit and utilize the vacant buildings such as hospitals and stop these landlords from raising rents period.</p>

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387	Toronto	M4X 1G6	260 Wellesley Residences Inc.	don't know	1 year	Ongoing pest issues (cockroaches, mice) which receive treatment but the building fails to treat the entire building so the problems are recurring. Recurring flooding from kitchen sink. Again, landlord will send a plumber to deal with it when it occurs but hasn't fixed the root of the issue. Takes a long time for repairs to be done. For example, there was a gas around our balcony door until late fall last year, letting in cold air. I let the landlord know about this issue many months ago. These issues add up to the apartment often being unsafe or unhealthy to live in.	I think individual tenants are at the mercy of landlords who refuse to create safe living environments because we cannot afford to move somewhere "better". Additionally, since the landlord has the power, they have the ability to ignore individual tenants requests/demands, forcing us to live in undignified homes. The anxiety and stress of living in an un-repaired, pest-filled apartment disrupts the day-to-day lives of tenants.	Enforce minimum living standard, enact rent control, build more affordable housing
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388	Halifax	B3m0g5	John Gohns	City centre	9 years	Not good, water damage, leaking windows, no water for over 48 hours , fire hazards, fire alarm issues , faulty elevators ,parking violations for a spot I was assigned . Billed for hall carpet cleaning, they shut if air in the hallways , told not to open windows in the winter. Told to adjust heat lower in the winter but no one knows how to adjust the heat. Resident manager showed up at my unit during COVID with no mask. They decreased visitor parking. Nothing has been painted or inspected in 9 years.	Health issues such as mold from water, mental health stress, bullying from landlord's ,rents over priced . I am a retired senior on a fixed income and now have Togo to a food bank	Build affordable housing, rent control, landlord registry , building inspections , coops,
389	Montreal	H8R 2A7	Paul	Saraya Properties	5years	Lack of maintenance, rent increase, threat of evictions, harassment by the property manager.	It's really disturbing to my mental health.	The government should provide affordable housing for low income earners and regulate rent to reduce the suffering brought on tenants by landlords.

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390	East York	M4B 2G1	Havcare Mrs Linton	Private	8 years	Terrible. Lack of maintenance lack of safety harassment personal verbal abuse illegal tactics in court false accusations	I think it gets worse every single day	More Federal support and access to low income family legal support and housing support and options
391	Ottawa	K2P 1R4	Sam Falsetto	Rentals Ottawa	33 years	Whole host of repair issues except for demolitions. He removed my storage locker without compensating me for it, which meant that I had to pay nearly \$300 in addition to my current rent for an external storage space.	Déplorable. Housing is a human right. Canada is a signatory to the UN charter on human rights, which includes housing, but this government and previous governments at all levels don't seem to care whether we have a decent place to live. They probably have too much money, so it is not a problem for them. We clearly pay them too much. Let's reduce their incomes by legislation so they	Change the income tax regime to remove the advantages currently available to big corporate landlords and provide subsidies to people who need them.

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							feel the pain of not being able either to find housing or to pay for shelter and perhaps they will pay attention then.	
392	London, Ont.	N5Y 2P1	Robert Bierbaum	Old Oak Properties	23 Years = 10 Years in another unit	Staff are rude and condescending and no consideration for the handicapped. e.i. block passage to city sidewalk with snow pile repeatedly. Staff are telling tenants in my complex that they have to pay \$50.00 a month for a parking pass even	The Federal Gov. should be leading the charge on getting more affordable housing before you have more homeless seniors and physically	Increase legal aid funding, and lawyers for landlord tenant issues. Stop predatory landlords from buying the affordable housing. Let non=profits buy them - notify when they come on market.

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						though they have lived here 2 to 20 years without paying.	handicapped dying in the streets.	
393	Brampton	L6W1V1	Broadwalk		3 years	Black Mold in my son's bedroom. A back sliding door does not lock. Bathroom and kitchen tiles, no grout they are falling apart. Grout is coming, some of the tiles are cracked. I have no growth, some spots.	Yes they just have landlords due the bare minimum to pass bylaw.	Do it my income. Subsidies more
394	Ottawa	K1J8L7	Dont no	Capreit	6 years	I haven't had hot water in almost 3 months and I have 3 children no working proper fridge in 2 years and now they are telling my my portable ac is causing my hot water tank to leaking gas and trying to evict me because of it	I want to move but im stuck I can't afford anything	I have no clue but something needs to be done people can not live this way we are living à nightmare and its harder when u are disabled and have 3 children aswell

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395	Quebec	G1R 4E3	don't know	Cap Reit	21 years	ridiculous rent increases that are now non-negotiable; tenants exposed to second-hand smoke at all times, laundry room often has broken machines that take your money, no refund. no improvements or major work has ever been made to the building under this management, yet they increase rents yearly, much higher than justified. this has to stop!	It is crippling us. They need to step in and fast.	Rent increases need to be very, very strictly controlled. If no improvements or work is done on a building, no increase should ever be allowed. Tenants need protection from second-hand smoke, everywhere.
396	East York	M4C 5N3	Cogir	Same as above	7 years	Run down with minimum maintenance	Increasingly frustrating	Empower the people through co-ops to run housing in which all stake holders benefit instead of "predators" only.

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397	Stoney Creek	L8J 3S4	Aboriginal housing	?	14 years	They don't want to renovate	Putting the helpless out on the street then punishing them for it?they need to be Stopped Now!!!!!! Enough!!!! Government pretends to care!!!!Rent reversal in most cases and restrictions on increases. We can't afford to eat plus RENT !!!!! This puts us on street!!!! Wow is this how our government takes care of us???????	Stop the Rent Increases and make available more low rent housing!!!!
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398	Dartmouth	B3A3Z4	Holly(commu nity manager for Vida Living)	Vida Living	4 months	It's a nightmare. Found it there was a huge cockroach infestation in the building that they had known about and not disclosed to me. Unit was in very poor condition despite being promised they would fix it up before I moved in. Unit was also filthy when I moved in. I've been harassed by Vida Living. They tried to trick me into signing a new 3 month fixed term lease after I moved in (originally it was supposed to be a year). I've dealt with so many different people and they have horrible communication and all give different answers. Elevator keeps breaking. Much of the units and building isn't up to code yet they are charging high rent.	These corporate landlords are doing whatever they please. They are shameless. I know of multiple friends and family that have been Arenovicted or haven't had their leases renewed cause all these landlords care about are profits. They abuse the fixed term lease loophole and it's destroying people's lives.	More protections need to be put in place. Inspections, rent cap, remove fixed term leases, etc. Hold these landlords responsible that are acting in bad faith.
399	Calgary	T3E 6T1	Avenue Living	Avenue Living	7.5 years	Not a good building	More rental units would be a good start	Maybe a rental cap

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400	Toronto	M3J 1L6	don't know	Sterling Karamar	10 years	It's hard to get anything done when things are broken or go wrong. And when they are done, they are done very very poorly. Plus they recently filed an AGI raising rent by approx. \$400	It is crippling people like myself who is a single mother and not getting any support financially and mentally. I am not considered low income so I can't apply for government resources which leave me struggling paycheck to paycheck. The cost of living alone is crazy.	
401	Halifax	B3L 4H5	Charles	Independently owned	3 years	There is no maintenance, rotting deck, mold in walls, floor peeling, former rat problem that had to be solved by tenant, broken doorbell, broken mailbox, threats to increase rent when asking for maintenance/compensation	It's impacting us the greatest, something many in the federal government haven't experienced first hand	Rent control, rent caps, providing housing, subsidy housing, rent assistance



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402	Toronto	M4C 5N3	Don't know	Cogir	1+ year	When I moved in Cogir just bought it, and I know this building is old but lot of renovations and	Not great, they just wanna make the 1% richer so we gonna be left behind	Honestly? I have no idea until we dismantle capitalism and all the isms
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