



NATIONAL TENANT RIGHTS STANDARDS



ACORN MEMBERS SPEAK OUT

About this document

Last month the federal government announced a Canadian Renter's Bill of Rights. This is a FIRST! But to effect any changes in tenants' lives, these need to include REAL tenant protections.

ACORN Canada is a national community and tenant union of low- and moderate-income people. ACORN has more than 177,000 members organized into 30 elected neighbourhood chapters in 10 regions and 6 provinces across the country.

ACORN has been fighting for tenant protections coast to coast. Tenant protections are non-existent in provinces like Alberta while in others like Ontario, they are extremely weak.

ACORN is encouraged to see the announcement of a Canadian Renter's Bill of Rights as part of the Federal Housing Plan. But for this Bill of Rights to be transformative for tenants, it needs to include **National Tenant Rights Standards**, where provinces and territories will need to bring their legislation up to a core standard set by the federal government in order to receive federal housing funding.

The federal government entered into bilateral agreements with provinces and territories to make affordable child care a reality! Provinces and territories are required to report annually on the progress they are making. Similarly, the federal government can make affordable housing a reality if provinces/territories are required to enter into bilateral agreements and report on how they are moving towards meeting the National Tenant Rights Standards

As the federal government moves forward to develop the Renter's Bill of Rights, ACORN members share their experiences that demonstrate the urgent need for a National Tenant Rights Standards.

Overall, for the Renter's Bill of Rights or National Tenant Rights Standards must include the following:

- A national lease structure that gives tenants security of tenure and limits rent increases
- Rent control - no loopholes
- Ban on unaffordable rent increases
- Ban fixed term leases*(in most circumstances)
- Ban no fault evictions
- Federal money to people in core housing need (no money for luxury rentals)
- More non market housing
- National Fund to help tenants avoid eviction
- Maintain units for healthy/safe living, and harassment free
- Right to organize
- Landlord disclosure list and contact information
- Meet with tenant groups to review the effectiveness annually

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City	Province	How does lack of tenant protections affect you?	Share any personal experience about why we need a national tenant rights standards?
Ottawa	Ontario	I don't not have the correct information on my Tenant rights - or Tenant protections so Tenants do not have any rights	I experienced racism and did not get support when my family were emotionally abused by neighbours-
East York	Ontario	The lack of tenant protection affect me cause of the simple fact that even before my mother died that there was issues with the landlord. When my mother died that there was a lot things that I did not know about in regards to the relationship. At the same time the landlords especially post 2020 and even during that time they want tenants to evicted a lot faster. There is no supports for tenants that dealing with being homeless or cough surfing. A tenant protection program should be implemented that includes proper safety, measures and financial assistance.	Currently I lost my childhood home cause of financial difficulties from 2020 (c19 and inflation). I'm immune-compromised but I am currently in remission. I should not have to struggle while the priorities for this city is backwards. People should be living in tents in parks
Ottawa	Ontario	I am facing eviction for no valid reason. Landlord does not want to repair my unit that has been vandalized. Landlord wants me to pay for all unit repairs which I would be forced to do if evicted. Landlord wants to blame me for my neighbour's rat and mice infestation problem even though I don t have a rat and mice infestation problem. Landlord refuses to cut the grass and clean up the property of garbage that pedestrians from fast food places (Tim Hortons; Shawarma House) drop on grass outside tenants' backyards.	We need national tenant right standards so that tenants (such as myself) might have access to a National Fund to help tenants (like myself) avoid eviction via N7 Eviction Notice. Also national tenant rights standards would hold landlord's accountable to ensuring that rental units are maintained and repaired regularly so that rental units are rodent free and that walls, ceilings, floors, bricks are maintained regularly and repaired as needed such that tenants are not put in a position they are forced to repair their own units to have a quality of life in their units free of water leaks, sewage leaks, gas leaks, power box break downs, wiring problems, toilet problems, washer and dryer problems, counter top leakages, front door locking problems, break and entry problems, etc.
Enderby	BC	There is nothing for rent in this town. And nothing I can afford if there were. My landlord wishes to sell. I am 64 my roommate is 80. We will be homeless now	My landlady knows we cannot afford anything else but she says now to stay here we pay water and sewage. Which we didn't pay before and also an increase in the monthly amount for interest on a loan so she gets new kitchen cabinets. But she is not calling it a rent increase Not the deal we had when we made bed in here but without options I have no choice but to pay extra
Nepean	Ontario	Tenants' human rights are frequently violated.	I have a disability. I require certain accommodations. My landlord does not always provide such accommodations.
Sudbury	Ontario	Rent increase ,poor maintenance Landlord does not clean, greedy landlord.	Landlord forcing his way in my apartment without 24 hours noticed I've called landlord and tenant board numerous times .to complain about Landlord not cleaning hallway and security entrance.

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Dundas	Ontario	Rent affects grocery quality	Cannot afford healthy diet
Hamilton	Ontario	Yearly maximum rent increases that threaten to make me unable to pay rent. Fear of trying to request repairs to our apartment because we've lived here so long.	I live in fear of the day that my rent rises to the point I can no longer afford it. I'm on ODSP, and while my husband has a full time job, we still struggle. If something were to happen to him, or even if we decided to get a divorce, I would not be able to afford a place to live. At all. I've looked around trying to find studio apartments that I might be able to afford, but I don't think I'd even be able to afford a single room anywhere. I'd either be homeless or have to move in with my parents, who I can't be around for long without intense mental breakdowns. And even if nothing happens to him and we just get evicted, we'd have to downgrade the size of our living space so severely that we wouldn't be able to keep all the things we use to make our apartment accessible for me.
Ottawa	Ontario	My wife and I had a five-year lease, but the previous owner canceled it and we are now month to month. This could be advantageous, since we can leave with 30 days' notice.	Since the ownership of this six-year-old building changed in Oct. 2022, quality has declined. There have been many staff turnovers. The garage door was missing for extended periods on two occasions in the past four months. The fire alarm sounded twice in the past three weeks, forcing an evacuation of this 15-storey building. The first time was at night, when many of the tenants had already gone to bed. Many of them are elderly and have mobility impairments. This spring we have had insect infestations on the ground floor. Building owners should be required to meet reasonable quality standards and to keep their property in good repair and well maintained.
Toronto	Ontario	It means I can get evicted at any time or rent increases above guidelines would make it impossible to stay in my apartment.	Repairs are not done or done but quickly and done last.
Toronto	Ontario	Landlord has increased monthly rent \$300 or more with less than a month's notice at the time of annual renewal. Heating & cooling is central to the whole building & cooling in particular isn't turned on until the last possible moment - being on the top floor, temperatures have been 80F or more, unless you can afford the personal expense of buying a window air conditioner. Racoons have made a home under the roof/ in the attic for about 4 years resulting in damage to personal items, inability to use the bedroom for sleeping due to the noise & odour.	

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Toronto	Ontario	Too much support for landlords and not enough for tenants. Speaking as a senior on a low mostly-fixed income, there's no end to continual rent increases and too many ways given to landlords to squeeze every last cent out of renters, just because they can. Housing should be a human right first, not an investment first.	Constant worry that the landlord will find yet another way to demand more money from us. \$250 to run an air conditioner in summer, one AGI after another, 2-3 years of construction hell (during the pandemic!) with zero compensation or consideration, and 2 AGIs for us to pay for it at 3% extra for 3 years--each! The LTB is next to useless to protect tenants - understaffed, undertrained, almost impossible to contact them in anything resembling a timely manner (if at all). I'm a senior on a low mostly-fixed income. I worry that continual rent increases will mean I can't afford to live - then what will I do, where am I supposed to go??
New Westminster	British Columbia	Unaffordability for Seniors & Disabled	<p>We're in dire need of a superhero, someone with the power of extreme organization, to rally us all. We need to make a stand, maybe even boycott a thing or two. I mean, I am 77 and my superpower is forgetting where I put my glasses, so don't look at me for leadership!</p> <p>So far, our main activities seem to be grumbling and hoping that the next government will swoop in with a magic wand. But folks, we have crossed the Rubicon, and it is time for us to step out of our cozy cocoons and do, well, something!</p> <p>As for me, I am a senior citizen living on a shoestring budget. If anything shakes up my living situation, I will be pitching a tent on City Hall front lawn. Hey, it has got a great view and it is close to all the amenities. Maybe I will start a trend, who knows?</p>
White Rock	BC	I'm a tenant who has seen rents rise so dramatically that I cannot afford to live on my own. At 61 years old, I have to have a roommate for the first time since I was in university. I also cannot move from where I live as even with a roommate I cannot afford present market rent.	I'm nearing retirement and with the present market rents I cannot afford to stop working. Unless across the board rent restrictions are immediately put in place I will have to continue working. I have chronic health issues which to address properly I should be planning to retire. With the rent costs I will be working until I either end up in a care home or dead. If rent restrictions are not put in place then significant increases to CPP/OAS/GIS need to happen to provide seniors with enough income to pay market rent, buy food, and pay utility bills. When is govt going to take action to give seniors enough to live on?
London	Ontario	The rent increases and they don't fix anything	Landlords don't care about the tenants they only care about increasing the rent

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Dartmouth	Nova Scotia	Constant anxiety that I will have to find another place to live or end up living in my car or a park and then being stuck in that situation while every law is against me. There is no protection for me if my landlord decides he wants to renovate or sell or move themselves or family in.	I was renovicted from my centrally located apartment of five years during a time renovations were illegal. They got around this by evicting the building tenants as they were moving in. I followed their progress as they renovated, the addresses were listed as vacant by Canada Post, no one was living there. Suddenly renovated apartments in the building were for rent at twice the rent I was paying. I took them to the tenancy board, I won and received ~1000\$. Half of what one of the units is now being rented for. He claimed the area was too dangerous, so they bought another place. They also never apply for any permits with the city to renovate. They have continued these practices since and have made the news for their greedy acts. Still doing it! Another story, a cousin who worked at the shipyards had to sleep in his car for six months before moving into my unfinished basement until he found a place. This city brags about their shipyard jobs. Constantly hearing about people on fixed termed leases finding out on the last day of their lease that it is not being renewed, leaving them absolutely no time to find replacement housing. All this is bringing a heavy burden on the health care system. It is not just housing, it is safety security and health.
Ottawa	Ontario	each increase of rent is a cut on my financial ability to cover my medicine and bills on my odsp pension	i have seen many people i know get priced out of a place to live and its unfair to deny people the right to a affordable place to call home canada is a rich country why cant we make it a right to be able to rent any place we want with a control on corporate profiteering on housing for all
Ottawa	Ontario	Minto does an above guidelines increase every year	I am lucky to be able to afford my one bedroom apartment. But then again, I have cockroaches, so the fact that I am still so grateful despite that says a lot, I think.

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Toronto	Ontario	often Increases above the guidelines rent.	<p>We are a retired couple and each year is getting more and more difficult to make ends meet. We depend on each other and no more family who can take care of us. We are struggling to stretch our income to cover food and medicines that sometimes are not covered by the drug plan. The rent is taking more than one full pension and half of the other one on a monthly basis from our income, and this is a big concern, because we have to cover other needs like anyone else. Have a secure roof is important to us.</p> <p>Definitely, we consider that there should be a rent control from the government and stop big corporations and landlords to get away always with what they want, especially, with those applications of increases above the guidelines + what the Landlord and Tenants Board adds on a yearly basis. It's becoming a real struggle month by month to cover our needs. It is our hope that we are heard at government level to do something in our favor to be protected before those corporation, private companies and other predators regarding housing across Canada. Thank you for your kind attention to this matter!</p>
London	Ontario	I feel like I can't move out of my apartment because the way the housing market is going.	<p>Because there is no respect anymore for tenants and landlords some of them are very greedy and don't care about the people in their buildings. It's all about profit in some cases. We need accountability and standards that are upheld by the law with regards to tenants. There is a huge lack of respect for those renting apartments. London needs standards with regards to social housing like London Housing because the places are not maintained. I have had repeat bed bug infestations and garbage in the building and defecating and peeing in stairwells. People coming in vandalizing property and not security and no new washing machines and dryers. London Housing sweeps things under the carpet. They don't care about their tenants and don't follow up. We need accountability in this housing and there is none. I am so very frustrating living in London Ontario and seeing what I am seeing. It makes me want to move.</p>

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London	Ontario	Living in constant fear of being evicted so they can increase the rent. Fear because of being a senior I won't be able to pay my rent because it goes up every year along with grocery prices.	I know lots of people that have been evicted that are handicapped or senior so unfair.
Surrey	BC	I am a queer disabled student who is very vulnerable to changes in housing situations. I am unable to constantly uproot myself and my entire life to chase after new housing, and if I were to lose my current place I would not be able to afford something new at the moment. Additionally, it would be very difficult for me to find roommates as being queer can put me in unsafe or dangerous situations if I were to have to live with someone I do not know well. I struggle a lot with my physical and mental health and something like being evicted would set me back so far in life that I cannot imagine how I would cope with it.	During the heat dome in 2022, I was living in a south facing apartment (very bright hot sunlight all day) without air conditioning or proper ventilation. The combination of working outside nearly all day and coming home to an apartment that was so hot that anything held up with tape on my wall would melt off caused my physical health to really suffer and I am pretty sure I suffered heat stroke on 2 separate occasions, with one of them causing me to have to go to the hospital. Additionally, the building I was living in did not allow for personal air conditioners to be used (neither the ones built into a window nor the kind with the hose in the window were allowed) which was totally ridiculous. There needs to be a national tenants rights standard to grant people at least some sense of dignity and control over their own lives and fate. If I was older or more at risk for serious heat-related injuries, I could have died in my own apartment that I couldn't afford because I didn't even have control over the temperature of the unit. How awful is it that we are at a point that renters aren't even granted the autonomy to make these decisions about their own living space. Canada NEEDS national tenants rights standards to grant millions of people across the country their own dignity at minimum.
Toronto	Ontario	It causes homelessness which affects all aspects of life	I am aware of 20 families which were renoevicted in my neighborhood
Calgary	Alberta	At risk of eminent homelessness, vexatious, criminal, filthy and non rent paying tenants and lack of operational safety at Alberta legal standards. Unwarranted, discriminatory rental increases	Vagrant, violent, criminal tenants, smoking in non smoking building, bugs, mice and attempts at economic evictions with 63.7% and 100% increases in one year, filth all over the parking garage
Vancouver	BC	Very Very Badly	I have had many experiences of bad landlords taking advantage of my disabilities and vulnerability ... I advocate for protection of tenant's with disabilities, and for all tenants' rights and protections from landlords with bad intentions

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City	Province	How does lack of tenant protections affect you?	Share any personal experience about why we need a national tenant rights standards?
London	ON	I received eviction notice and hearing with Tribunal October 21, 2024	I have lived in this apartment since April 1997 and am now 81 years old. I was hoping to stay in this unit until I die. Last year between June and November 2023 I had 3 surgeries in my left eye due to old age, fall on my face crossing the street in 2018, deteriorating body, high blood pressure, street from being evicted and resulting in bleeding in the retina. The right eye is also starting to bleed and I have been receiving injections in my right eye to prevent from also losing my sight in that right eye. Five days after the third surgery, I fell in the bathtub and hit my shoulder on the rim of the bathtub and my head on the wall causing tiny bleeding in the brain. I was fortunate not to have a concussion or lose consciousness. I also have crystals in my left ear which cause vertigo that was causing me to fall in the bathtub. I also have arthritis in every joint in my body and I can not walk too much anymore. Please, help senior citizens like myself who live in this building for years.
	BC	More Rights for Tenants Is Needed.	So That Way More Tenants Need to be Heard More
Ottawa	Ontario	I work a career job. 40 hours a week and I,Ãm probably going to die homeless on the street because landlords are holding tenants hostage with corrupt rental hikes.	So no one, no human, no one dies on a street corner. Housing IS A HUMAN RIGHT
London	Ontario	I rent and don't want to ever have to move because of reneviction	To stop reneviction and other things
London	Ontario	I was evicted even though I do not owe any rent. I feel LTB is biased towards the Landlord.	
Toronto	Ontario	Lack of housing security	Fear of landlord, must worry about above rent increases
Mississauga	Ontario	My son rents and is finding it difficult to live paycheck to paycheck.	Rents are to high and keep getting higher. Not affordable for single people.
Ottawa	Ontario	Rents are too high, landlords are cutting back on repairs to increase profits, too many above guideline rent increases, too many renovictions	
Dartmouth (Halifax)	Nova Scotia	Senior on fixed income, on fixed term lease than can be ended by Indlord and not renewed every year. They just have to give me 3 months notice and there is no appeal. Many apt's in Halifax are on fixed term leases putting seniors and other vulnerable groups in a precarious housing situation. Rent control on;y on occupied units, means that if they renew the lease they get the same rent, but if they tell me to get out - they can double the rent for the next tenant -- legally.	Since housing (except for the money) is mostly provincial _ I would guess the provinces (who legalize the lease forms, and standards) would have to sign on - so not sure how this will work - produce a standard which is unenforcable unless the province agrees? I guess it could come with \$\$... without it I do not understand how it can be implemented/enforced. I want it though!

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City	Province	How does lack of tenant protections affect you?	Share any personal experience about why we need a national tenant rights standards?
Lethbridge	Alberta	Unsustainable rent increases - I work two jobs and live with my partner and if our rent increases more than it already has we will be forced to find alternative housing. More than 50% of my income goes to housing- and our house is way overpriced. Rent control is necessary. Also, ridiculous "rules" for renters, banning certain dog breeds. Our landlords required us to co-sign without telling us why; when asked they said a "lawyer told them not to tell us why" which makes me feel highly suspicious.	Landlords can skirt rules and regulations, never perform property maintenance, never be up to code (our flooring had a hole in it that was patched with contact cement! there is NO SIDING on the other half of our duplex, it has been patched with OSB), but require tenants jump through hoops for the privilege of living in a slum.
Calgary	Alberta	Basic human compassion	I am a landlord and I am horrified by the conditions that companies like Avenue Living, Boardwalk, Mainstreet, and private landlords are able to get away with providing. It's a terrible crime that tenants must pay often the majority of their earnings to these companies rather than it going back in to the economy in meaningful ways.
Surrey	BC	Tenants need to have assurance that the provincial rent increase has a cap with no loopholes like the personal agreement thingie that BC has.	This is my third try at putting down my story. This form really sucks. Last year I found myself facing homelessness after 21 years in my apartment. 29 other tenants were in the same position. Rent in the Lower Mainland was spiralling beyond control because of housing shortage and our landlord decided he wanted up to 40% more rent from us to bring his revenue closer to market rent. This turned out badly for him. However he did nothing illegal. He was threatening to sell our apartments out from under us if we did not agree to the rent hike. He could do this because our building is designated as a condo. It's never been a condo in that nothing was ever bought or sold in here, but it's technically a condo and that made his threat completely believable. I wonder about the coercive nature of the threat "Pay me or else you're homeless" but none of us could afford to challenge this in court and I think somebody should. I spent half the year terrified I'd be living in my car, with my little birds, at age 70. There needs to be a solid rent increase cap with NO LOOPHOLES such as "Personal Agreements" that landlords can use to browbeat more cash from tenants.
Calgary	Alberta	I live in a Avenue living building .My rent has gone up over \$200 a month .I am a senior but I have to keep working in order to pay rent which is niw \$1870.00 per month for a 1 bedroom.	No

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Kitchener	Ontario	It affects me a lot.I am expecting renoviction.I am retired and can not afford market rate rent.	After 17 years my access to parking garage has been revoked.My parking fee is included in my rent.The superintendent told me that if I want to keep my parking space I must pay \$250 per month extra!!!
Kitchener	Ontario	Rent control and renovations and evictions	To keep down the high rent so we can stay at our place.
Hamilton	Ont	Rent keeps going up, and 'fake' capital improvements to my building which add nothing allow them to go over the normal legal increases.	My own experience as been one of mild annoyances, but I've seen horror stories and that has kept me form meaningfully standing against those minor slights.
Halifax	Nova Scotia	If rent control is removed, my rent will double. I cannot afford that.	When I rented my 2 bdr apartment in 2018, it was \$750. The same apt in my building for new tenants is now \$1600.
Toronto	Ont		<p>My concern is I have been in my apt 32 years. I am in a prime location. Owner lives in Italy and does not care about the building . Manager does no repairs and has put on security locks and you cannot make a key. Ge refuses to make me an extra key .The real problem is that he has the building half empty .If the 16 units only 5 now have tenants and it,Ãs a mixed use building with retail and he,Ãs emptying tenants out as I,Ãm sure he plans to demolish the building and I have no rights . I have spent monies over the years on repairs and upgrades to keep it nice . I think there needs to be a law where if there is demolition they need to pay the difference between your new rent and old rent gir the same type and sq footage and amenities that you originally have . It should not go by bedrooms as all if the newer units have very small bedrooms and living rooms now . There should be.very large relocation fee as very expensive to move. I believe that seniors and disabled should be given more time to move maybe a year or two .</p> <p>I also think there needs to be a law where if condos are built the owners must have to supply similar rentals for the tenants to move back in if they want to . This should be put ion the title even if the old owner sells the building instead of redeveloping . Whats very important is that until the owner gets a demolition permit and his plans are approved he should not be able to evict the tenants as i,Ãve seen buildings stay empty many years where tenants could have stayed on much longer .</p> <p>Example .64 Kendall 10 units which is owned by my landlord has been empty since 2010 and tenants were evicted and the building is still empty and no plan to do anything in 15 years . Vacant units like this should be heavily fined by the city .</p>

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London	Ontario	I feel as though I am being pushed out of my home of 19 years	I am being evicted to do renovations. I do not need renovations, I paid for new flooring and carpeting and have had my apartment painted
Nepean	Ontario	My landlord failed to invest in their property; now I have to deal with unreliable elevators for over a year while they have to be fully replaced. I expect, once they have been fully replaced, to receive an AGI. How is it that I have to pay for Carling Realty's lack of commitment to their OWN property?	If my rent goes up I will be forced to move away from my friends, family and community. I may even be forced to leave the province. As it stands, there are little to NO protections for me as a renter or reasons to continue to live here. I have no prospects of owning a house as house prices in my neighborhood are well over 800,000.00. I am stuck, and if I am given an AGI I will be forced out of everything I have worked to build here over the past 16 years.
Mississauga	Ontario	As a senior I am on a fixed income and no rent control and AGIs have a serious effect on my budget.	At this time I am fighting an AGI from 2021 brought about by a multi billion dollar slum landlord and hopefully the tenants and I will be able to obtain legal representation since we do not have a legal defence fund set up in our city.
Toronto	Ontario	Homelessness is just a rent hike away.	I know Elders who have lived in the same place for decades being evicted (no fault) after new owners take over the building. They have no money and lack the tech savvy to navigate the rental market, which takes time, money, and a lot of energy (as well as money for transit). The new owners might have a right to make a profit, but does this supersede the human right to shelter? We need to reframe the issue as having to do with moral and ethical principles and draft and pass laws accordingly.
Halifax	Nova Scotia	We have faced significant yearly increases in our fixed term lease. We are quiet, considerate, experienced tenants, who have never missed a payment or had any issue with our landlord, yet are still constantly worried that we will be evicted at the end of our lease (because it is fixed not year to year), and will be forced to find a new apartment in a city that has outgrown our budgets in only a few crazy years. This is our home, but we feel no sense of long term security here. Nor does our landlord care about us or the property. No amount of discounts for heat pumps will ever make them want to improve the property in such a captive market, national energy goals be damned. We had to fight to have fire alarms installed. Our requests for a fire extinguisher have gone ignored. We have repeated dealt with issues of the landlord blaming us for things we didnt do, and couldn't have done, because they happened at a different address! So little do these people care about their jobs, they could not even be bothered to keep track of which people live where.	Some landlords are decent people, some are not. We need employee protections because while some employers are decent people, while others are not. We must always strive to protect the less fortunate, and the landlord-tenant relationship represents a clear inequality in power, particularly in this housing market.

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Stoney Creek	ON	Constant fear of renoviction! To say the least! Worrying about rent increase illegal or legal(no caps). Glad there is Acorn around to help people and stand up for us. Know the legalities.	We need tenant right standards because it makes sense, without some kind of cap on rents, laws to stop renovictions and fraudulent reasons to get rid of us need to happen. Lack of affordable housing is real and a huge problem, will be years till erected and at what cost per unit? No one ever has put a price out yet, but I fully expect it not to be ,Áúaffordable ,Áú. This structure in Stoney Creek that was turned down by council then Horvath overruled,Á¶. How much are they going to be? It,Áôs just plain scary to think you could become homeless overnight and nothing can be done. We are Canada, not some third world country. Shame
Victoria	BC	It causes me a great deal of anxiety. I am multiply disabled and very aware that without solid tenant protections, I could be evicted from my home without just cause and not be able to do anything about it. I would not be able to find anywhere else to live given how much rent is now. Much more than can be afforded on PWD financial assistance. I,Áôve been here long enough that my rent is just manageable. I know a lot of buildings are evicting tenants to either do renovations to then charge more or to sell the building & land to build condos. It,Áôs a terrifying time in this city to be a renter. I understand why we have such a large population of homeless people.	
Calgary	Alberta	Rent went up \$1,000 per month	Rent went up \$1,000 per month
Toronto	Ontario	I live in a building ran by victoriawoods apartment managed by realstar this place is called main square apartments this building is not looking after long-term tenants with much respect and makes new dwelling for new people out of the money the above guidelines we have to pay for and they don't fix our places and they are making us pay above guidelines rent increases for the building and the province allows this they recently said we had to pay for above guide line rent increases for the past so many year and they got 600 dollars out of us and threatened legal action if we didn't pay up and they let dangerous things happen in the building and they said I didn't pay rent when I did so something needs to be done	They forced us to pay 600 dollars in rent increases and the government allows this and we're not getting any protection and we've been hurassed and assaulted in the building nothing gets done nothing gets fixed and they lied saying I didn't pay rent when they had orioif
Barrie	Ontario	I have been evicted after being in the illegal duplex for five years.	So the others do not experience the agony of renters without protection like I have been.

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City	Province	How does lack of tenant protections affect you?	Share any personal experience about why we need a national tenant rights standards?
Ottawa	Ontario	I was illegally evicted entirely from falsified information submitted by the landlord. The evidence that was submitted clearly shows that it was without merit and the system literally had its mind made up and biased by the overwhelming amount of evictions that are required to be done in a day. The fact that I was evicted for an arrears of rent would mean that after 4 years ODSP decided to not pay the landlord directly. No mention of arrears for 5 months and complete fraud by the landlord claims 9 months of no rent. Even with the cheques cashed summited that it was not in arrears the system failed.	The laws and regulations need to be changed in order to ensure that landlords are held accountable for their behavior and noncompliance. The fact that not a single agency has any kind of monitoring system that lets the landlord's conduct on an honor system and so many tenants are not protected and they have no idea how to get someone to look into the problem. Literally 58 violations of the RTA and the landlord is not following any regulations or requirements that are required.
London	Ontario	Both myself and my wife are now retired. We have lived in this location now for 14 years. The new landlord wants to renovict us in order to raise the rent. Retired people like us don't need to move anymore. We are tired and have no one to help us do this. Folks like us who have done our share don't need to be bullied like this! We have seen these "improvements" and it isn't much. It is just greed and they are putting old people like us on the streets increasing the homeless problem. The stress it is causing us, especially my wife, is totally unfair and nerve wracking.	While I am not against people trying to make a profit on their real estate, evicting people to do so is definitely not the way to do it! This is sort of like a superior army ant destroying a weaker ant and taking over their turf. Greed is like a herd of lions destroying the antelope. Is this what mankind has become? There are other ways to make a living that benefits their fellow man and woman rather than destroys them. Are we at war with one another in our own country? As a retired person, I, and my wife did our work and it is time for us to relax in our golden years and not have to worry about these greedy landlords and their unfeeling corporation, attempting to destroy us! Stress adds to the countries medical costs that has to be borne by the people you are suppoed to serve! Our deaths will come soon enough, so Ebenezer Scrooge can wait! We are fed up with this! The entire country has to pay for this atrocity in so many ways! Greed instead of finding ways to cooperate with one another in our dealings end up costing more to the country asa whole than these people realize. It is bad karma! It is time we all woke up!
London	Ontario	Landlords jacking up rents not doing any repairs to building not cleaning buildings	Basic building cleaning not being done not even during covid. They took away Superintendants and put maintainance people in place. Cannot get repairs done unless we go through head office in Toronto. Our after hours emergency number is in Toronto and no one answers the calls .

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City	Province	How does lack of tenant protections affect you?	Share any personal experience about why we need a national tenant rights standards?
Calgary	Alberta	<p>I ask you to consider what decent tenant protections could do not just for Calgary, but for all of Canada.</p> <p>Access to essentials such as food and water should not be made out of reach, bought up and sold at a premium for profit, nor should housing.</p> <p>I've witnessed my fellow colleagues, hard-working professional nurses forced to leave Calgary for rural positions when they couldn't afford their rent increases.</p> <p>Our landlord applied the BRRR method and boasts he has money to burn. He says he put his daughter through school to get her RN. She didn't like nursing, too stressful and demanding. She's now a 23 year old realtor who's sold 11 houses in a year. You start to feel like a fool working too hard for too little, and you worry; if you don't get in on the get rich quick real estate scheme in time, soon you might no longer be able to afford your rent.</p> <p>Further, our economy is stagnating because wages aren't keeping up. Given that workers start to feel punished for working hard, and perhaps not able to make it if they don't find another way, it's understandable why our GDP is slipping.</p> <p>Reasonable tenant protections would serve to protect workers, not just asset holders. Good social public policy is in dire need of some consideration. When policy making focus is entirely based on profits for asset holders, this country very quickly loses its status of being one of the most desirable countries in which to live.</p> <p>Please, in the best interests not only of Calgarians and Albertans, but all of Canada, I ask you to do all you can to implement decent tenant protections. It's outrageous when poor public policy serves us to make a roof over one's head unaffordable.</p>	
Mississauga	Ontario	Badly. It is making me feel very unsafe. Me and my wife are retired	I am renting my unit since 2004. I can not move and rent another unit, due to very (super)high rent, I will get there. So, I feel, like I am forced to live in the same place, no matter what. I am not free to go and live where I want to. Rental regulations/laws, are very bad for tenants.

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City	Province	How does lack of tenant protections affect you?	Share any personal experience about why we need a national tenant rights standards?
Calgary	Alberta	<p>11% and up rent hikes with less amenities. Used to have more amenities. Have to live with deteriorating conditions like a slanted balcony. AHS and the city have no direct authority to make landlords make changes despite the current housing laws. I understand why there is no rent control due to our economy. I feel our province is a landlord market where they can make huge profits and not have to take any responsibility to upkeep their buildings. I feel they are profiting off this housing crisis. The scales are tipped more to the landlord side than the tenant side. They can increase rent and not have to increase service to their tenant. My rent has doubled since I moved in. How can an aging deteriorating building almost 10 years old with fewer amenities since moving in be worth 11% and up more a month? Especially now with bank interest lowering. Affordable nice well structured and managed buildings for tenants should be a right. We should not have to fight for it. We should get what we pay for. Rents are more than mortgages. If I had good credit and not on disability I would purchase a home just to save money. Tenants money should be not just for profit. Tenants should get more value for having to spend more. Only the landlords profit and benefit. Tenants have no rights or choices when it comes to their money. Pay or move. Take it or leave it. You are replaceable not a valued tenant. It's all about capitalizing not providing a safe, well structured, well serviced, affordable, and fair treatment home. Many pay premium prices on low valued homes.</p>	<p>I moved in my current home back in 2018. It was brand new and never been lived in. My rent was only \$1400 for 2 bed/bath with in suite laundry. Service used to be quick. Felt very valued and happy. We have security. Back then they only charged a one non refundable \$250 pet fee. Now if I get a new pet they will charge you \$35 extra on top of rising rents. I used to have a parking stall included now they charge an extra \$110 a month on top of the rising rent increases. I can understand extra fees for pets. With high rent increases I don't. My rent is now \$2099. They claim I am getting a deal since the real rent is \$2219. Before it was always around 1860 to \$1975. I don't know where they get their #s.</p> <p>With rising rents and as time goes on my suite is slowly deteriorating. I get ice and condensation inside my windows where I never had that problem before. I lose heat in the winter making my energy bill higher. They did some caulking but still get ice on the inside of my windows. It gets thicker each year.</p> <p>Instead of properly fixing it they advise tenants to pay for curtains. We cannot open our windows in the winter for it may burst pipes. We have no proper air circulation and tend to get dizzy. I have fallen from dizziness. Again this has to cost tenants more to invest in an air circulation machine.</p> <p>After a year here I noticed a crack forming on my first floor cement balcony. I showed the maintenance guy this and like everything else he said its okay, that's normal for the building is shifting. Over time it got worse without me knowing. I had a rug over it like he advised. I sit closer in towards my suite. One day a friend came over and stumbled. The balcony railing stopped the fall. That's when I noticed it really slanted. I put a maintenance request. I had to wait about 5 months for them to come look. I kept calling them and they kept putting me off. So finally I called AHS and the city. They got an engineer. They put two titanium rods and used cement tape to cover the cracks.</p> <p>The slant is still there. According to the housing laws the landlord must keep the building in good repair with no signs of deterioration. I called a AHS manager who was so rude I had to shout to get a</p>

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			<p>word in. He said nothing he can do about it. He has no authority over the city. The city says they have no authority over the housing rules. I am advised to take it up with RDTS. I am too scared to.</p> <p>I also reached out to the VPs of REIT company who owns my building. They told me to move if I am not happy. They won't fix it. And threatened if I take this any further they will defend themselves accordingly. So I have to live with it and not get to fully enjoy my balcony. Hopefully the balcony does not get any worse or fall down. Even though the engineer assured me it's safe. We did hear him tell the landlord that everything is ok for now but you do have to fix it. There is a major crack on my balcony pillar. Rain and snow get in it probably weakening whatever material is in it.</p> <p>I live in fear and am scared to move for its the same everywhere. As a tenant you are expected to keep paying more every year for less value for your money. You are made to keep bugging your landlord for repairs. You are ignored and it takes all your time and energy. Then you have to call in the authorities who only get the job not even have done. You find out no one has authority to do anything. This teaches you to not do anything because your voice does not matter. Just shut up or move. Yeah right lol during a housing crisis.</p> <p>All you hear from the government is only about them what they think they need to do to fix it. Not we hear you and this is what we will do to actually fix this according to your feedback.</p>
London	Ontario	It provides loopholes for corrupt developers to evict me out of my home of 23 years in order to bring in new tenants and more than double the rent. Without protections we are helpless and could easily end up homeless.	We have a huge population of tenants who are seniors or live with severe disabilities and other illnesses. I have a friend in her eighties living down the hall and she's currently undergoing chemo for cancer treatment. She received her n13 eviction notice last Christmas. This is very definitely not an isolated incident. These greasy developers do not have the slightest bit of care, compassion or humanity for anyone else. Their one and only concern is the further fattening of their already overstuffed pocketbooks!

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Calgary	Alberta	It is paralyzing and anxiety inducing. I am a 51 year old woman with depression and anxiety among other health issues. I found myself wishing I had died after surviving a heart attack just to put an end to this.	<p>If my new landlord decides to increase my rent within the next 14 months, I will either have to choose between rent and food, rent winning to have a roof over my head, or i will be homeless. Or I will have to take away from my retirement funds, jeopardizing my ability to retire in a reasonable time line. I have thought of ways I could outfit my car to last through another cold winter if I have to sleep there at some point. It's disturbing how many videos there are about that sort of thing.</p> <p>I cannot rely on my family to continue to help me out any longer and I have budgeted every penny I earn. The hardest part is that I earn a reasonable wage. I don't qualify for any assistance because I make to much money. I do have a decent paying job with amazing benefits but it is not enough to pay the lowest of rent in Calgary right now. Unless I am willing to live in a slum. I think my car would be better.</p>
Toronto	Ontario	I will end up in the street for I can't afford the high rents	The developers are demolishing my home to put up a condo in it's place which I can't afford and I have no place to go.
Hamilton	Ontario	Not so much myself. I am concerned for my daughter.	To keep greedy landlords and "slumlords" in check/accountable.
Kingston	Ontario	Yes	I've been evicted twice in the past 15 years. Renoviction the first time, although I moved, having found a better place, before the matter went to the LTB. I received an N12 the second time. That I did take to the LTB but my Hearing was adjourned. I began paying double rent in order to secure a place (no lawyer and tenants rarely win, in any case), and I never got another Hearing date so again I moved. I could not afford to hang on by continuing to pay double rent. Tenants do not have the resources, financial and otherwise, that landlords do.
Windsor	Ontario	I have to help my daughter pay high rent and have to stay in my house I can't afford high rent	I cannot save for retirement or retire because I help my daughter who has 4 kids
St Anthony	Newfoundland & Labrador	Not at this time	In NL many tenants get less than 2 weeks notice even though they signed a lease, the renters protection branch never is available. So people move

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Kitchener	ON	<p>Maintain units for healthy/safe living, and harassment-free!</p> <p>Right to organize, including landlord disclosure list and contact!</p>	<p>I have had two tenant meetings over the past year to get important matters taken care of around the building. One was even in the laundry room. We finally got two new superintendents on site who clean all four buildings as per their fundamental duties, are respectful, and don't harass or bully. We still need our entrance towards our driveway to be fixed, and they are neglecting this. It would be great if we had a list of persons in the organization and sent out notices regarding things on the balcony as they are fire hazards. It is Signet Property Management, and they are hypocrites, as everything is a fight. Furthermore, it should just be done, we as tenants shouldn't have to put in so much energy just to have them do what is obvious when it comes to the management of four of the buildings.</p>
Fredericton	NB	<p>Well I,Ãm being over charged for my apartment now and my rent is going up \$100 now in September and the place I,Ãm living is t worth the rent I,Ãm paying now I have a small apartment that is only worth 700 or 800 and the rent is 1600 and it will be 1700 soon</p>	<p>Well the landlords can charge whatever they want and I think there should be a maximum amount</p>
Halifax	Nova Scotia	<p>My landlord chains fixed term leases, and despite legal raises in rent every year, my apartment is now lower in price than other units with less space. They can just decide to not renew in order to boost the price and then I'd be stuck looking at worse places for higher rents</p>	<p>Rented many places in university because I was a co-op student, I have lived in apartments that's conditions absolutely did not match the price. One place in Ottawa ON that was "two separate apartments" but in reality it was actually a 14 room place because their entrance was also our front door, their in suite laundry was also our laundry, and our kitchen was also their kitchen because they didn't have one in their "unit" and the door the separated the "two units" didn't lock</p>
Hamilton	Ontario	<p>Lack of tenant protections can have a significant impact on individuals like me. Without proper protections, landlords have the power to increase rent prices, evict tenants without valid reasons, or neglect maintenance and repairs. This can lead to unstable housing situations, financial burdens, and even homelessness. It is crucial to have strong tenant protections in place to ensure everyone has access to safe and affordable housing.</p>	<p>I had a personal experience where my friend was unfairly treated by their landlord. They had signed a lease agreement, but the landlord kept increasing the rent without any valid reason. My friend felt helpless and didn't know where to turn for help. That's when I realized the importance of having national tenant rights standards in place. It would ensure that tenants are protected from such unfair practices and have a legal framework to rely on.</p>

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Toronto	Ontario	<p>As a member of a federally funded housing co-op, all of us have zero protection as members. It's frustrating because our homes are subsidized and therefore those government monies need to be fairly distributed and accounted for. Unfortunately, once these co-ops get the funding, whatever plans presented to the funder, i.e. CMHC, does not materialize. For example, funding for capital repairs, is for members they favor. Subsidies are denied to those they dislike. Internal transfers are not transparent and many members are bumped. Riverdale Co-op just got funding to expand and did a housing lottery. A family member was picked in the lottery and they potentially offered it, then retracted. I complained to CHFT and the Agency For Co-operative Housing and they don't care. We have no complaint platform or protection at all. These co-ops are very aware and abusing this oversight to the maximum.</p>	<p>Tenants and members of cooperatives are being denied rights. I personally have seen deception, fraud, favoritism, racism, discrimination, bullying and exclusion. When I complained in the past I was dismissed, gaslit and pathologized. In my situation, I am red flagged to all new Board members and staff for complaining to OUTSIDE agencies and my cooperative even made a By-law preventing members to complain to outside agencies. The harassment and racism I've endured from an aging Board of Directors that are Caucasian is oppressive. I feel mentally tormented living here and watching them deny members the same rights, privileges and access to housing and subsidies. Why is this happening? Because we have no member representative, no watchdog, no Ombudsperson or any legitimate complaint process that advocates for us members. And CHFT and the Agency For Co-operative Housing are always in alignment with the cooperatives. Even if they are in the wrong They protect them and not us.</p>
Ottawa	Ontario	<p>the ren increase \$25 every year, im not sure how much it to be, but i think its a bit high. i have live in this apt building for a very long time, and i should a discount on my rent.</p>	<p>one of the superintendants we had was very roud to me, and other tenant. sometimes when i called on the week day he did not want to come and check out what was wrong, and when he did, he complained about doing the job, and would swear sometime at me, or out loud to himself. i made several complaints to the landlord about him. he still lives in the buildind, but he not working as superintendant anymore.</p>
Port Coquitlam	BC	<p>For the past 5 + years or so I have been bullied by my landlord and harassed., neglected, I have been experiencing extreme trauma in my tenancy from dealing with multiple signicant deplorable tenancy issues from ongoing rodent problems (both juvenile rats & mice)where my personal belongings have been destroyed including furniture, clothes, shoes, bed, books, as well as my appliances floors, walls & carpets...impacting my physical, mental & emotional health, to the point I have had to be hospitalized for my mental health in a psychiatric unit for nearly a month. Not enough is being done to mitigate these problem. I have also dealt with bedbugs here in this older building that has so many large cracks & crevices in my suite & elsewhere that even the exterminator commented on it. I have been dealing with multiple water Leaks in my ceiling & inside my walls from a burst pipe..multiple problems, no heat, hot water frequently in winter, fall..more</p>	<p>Because vulnerable tenants like me who have disabilities and who are seniors are being treated horribly by landlords and managers..bring forced to move out, renovated, huge rent hikes, negligent with repairs..making tenants like me to live in deplorable conditions in rental places that are practically uninhabitable or that should be condemned and landlords who are corrupt, greedy, lazy, using illegal intimidation tactics ..and it feels like we are powerless and cannot do anything as I cannot find a proper advocate who will assist me with fighting my landlord in a dispute with tenancy board..have been trying for 2 years now...plus I have been on wait list with BC Housing for 10 years but cannot move anywhere else..I'm stuck here</p>

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City	Province	How does lack of tenant protections affect you?	Share any personal experience about why we need a national tenant rights standards?
Toronto	Ontario	Yes we already have an unjustified AGI	There seems to be rampant trampling on tenant rights and we have an unjustified AGI
London	Ontario	As sale of the building looms, the lack of protections has allowed my landlord to let a relative run the building while claiming that person is not running the building. Recently tenants were told our water was to be cut off without proper notice, and we were told to move if we did not like it. We fought back on that. The landlord assured me the person instructing is not the building manager, in that instance. Trouble is, the instructions are sometimes not within even the existing weak protections allowed.	My landlord has tended to interpret Ontario's rules aggressively. For example, in a call one evening the landlord indicated that it was their policy to enter my apartment at any time even if I am away to check for an emergency and the landlord indicated this had been the practice over the years. I objected that I thought that that the emergency was when a major issue was in evidence, but the landlord did not back down.
Cambridge	Ontario	it lost me my home, being seperated from my kids....its unjust.	i lost a lot due to my landlords, from stealing my sons tos to rats, broken dryers, illegal etires, myself and my son hurting ourselves due to maintenance not being fixed, illegal 3 bedroom, a set of 6 porches around unit took 3 months, we were left with 6 foot holes all around unit no way out, our mail was put into the vacant uints mail bx, the worst was not getting my 72 hours after being declined at the ltb because the adjudicator didnt get what i emant by mail being out in different mailboxes i had lawyers coem to ym home and tell me to ge my kids out or we would die in there... the worst was after a week of trying to get my stuff and my cats being lokced out when we left ot drop stuff off, i contactef thepolice who told me to tell my landlors we had one box left and we were grabbig it early a.m it contained my sons ashes he died last year and all my id... we went back.. they had already thrown it out..how do u get that back,, how is that even right.... they denied me my 72 hours and threw out my baby....
Paris	Ontario	Lack of maintenance standards for the basics My landlords do absolutely nothing in regards to maintenance. I have vermin issues, plumbing issues, cleaning issues, hot water issues , the list goes on. It is my right to have these and they fail to anything. This is why I pay rent.	Make the landlords more accountable to their tenants. Due to all of the above issues I filed a T6 form with the LTB. If all the above issues were dealt with properly I would not be in this position. Good workmanship from the landlord is a must. Make the laws tougher so landlords think twice about ignoring the BASICS.
Hamilton	Ontario	It means I have unstable housing and my landlord can do what he wants. It affects my mental health.	My landlord shut off my electricity without notice contrary to what the original lease which had hydro included. When I tried to speak to him about it he just told me his son likes my apartment and he can kick me out whenever he pleases.

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Hamilton	Ontario	Greatly	My previous landlord wouldn't fix anything in the unit I rented from him at one of the houses he owned. And yet he still increased my rent when my one year lease was over. He also threatened to sell the house because I made an inquiry as to who is responsible for clearing the snow on the walk ways and who's going to buy salt to put down on the ice during the winter months.
TORONTO	ONTARIO	NON CONTROLLED RENT INCREASES IN BUILDINGS BUILT AFTER 2018, THUS FEWER OPTIONS ON WHERE TO MOVE WHEN FORCED EVICTION DUE TO RENOVICTION WHERE I CAN AFFORD RENT	PENDING EVICTION NOTICE
Halifax	Nova Scotia	Lack of tenant protections has created an immense amount of stress and cynicism in my life. It left me not trusting our government or the systems they've built for their people. I have faced and witnessed heart breaking, and cruel outcomes at the hands of landlords. I have been put under extreme financial pressure and have lost sight of a bright future, faith in other people, and hope for a reality that prioritizes everyone's wellbeing.	Our entire city is facing a housing crisis. I am witnessing entire families living in tents in our streets. I have been homeless, and desperate for a place to live, after a history of 8 years of renting, no complaints, no overdue payments, a young, working society member with no options, and no support.
Calgary	Alberta	Avenue Living recently acquired our building and is implementing 50% + rent increases while reducing services, and their costs, by at least 50%. They received \$150M from CIB for energy retrofits in 2022 and we have yet to see anything done for this initiative in our building. The bank should have used these funds to provide solutions and protection for tenants who are being abused by these large corporations.	Landlords across Canada are taking advantage of Canadian renters because they can. There is no recourse for tenants who are victims of the large corporations buying up (investing) in many of our multifamily dwellings. While these corporations are busy counting their money, our most vulnerable citizens: people with disabilities, seniors and others on fixed incomes, are suffering unmanageable stress in trying to find alternative housing due to unsafe living conditions and absurd rent increases, in a market that is protecting these businesses rather than their citizens.
Calgary	Alberta	I am living in a van because I can no longer afford to rent in my city	In March of 2021 I rented the perfect place for me and my dog for \$1200 a month. before I left in February of 2024 my landlord tried to raise the rent to \$1800 a month. I am now homeless, and unable to find anything in this city to rent.
Hamilton	Ontario	Landlord increases of rent more than the provincial rate 2.0 % will make it impossible to obtain a safe , clean living space for those on a fixed income or pension.	

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City	Province	How does lack of tenant protections affect you?	Share any personal experience about why we need a national tenant rights standards?
Kitchener	Ontario	Rent control -no loopholes. Ban on unaffordable rent increases.	National fund to help tenants avoid eviction.
Kitchener	Ontario	The current absence of tenants protections has made it impossible to feel secure in having a home, thereby heightening our anxiety and forcing us to delay life events like starting a family. The current protections in Ontario are effectively meaningless for us because of the ability of a landlord to evict for personal use, including when the landlord decides to sell for massive profits and the new owner evicts, leaving the tenant out on the street while the landlord walks away with a pile of money.	<p>Just this year, we were forced to accept a rent increase of over 5x the legal maximum because the alternative was that our home would be sold out from under us and we would be forced out into a housing crisis rental market. In order to get some kind of minimum protection, we negotiated that this would come with a new fixed term 2-year lease, which means we can't be evicted for personal use for 2 years. However, this has tied us to our current landlord and ballooned rent, making it more difficult to move if we need to, and it should have never been necessary if tenants had real enforceable rights. We live in fear of contacting our landlord with issues now because they threatened to take our home away even though we've scarcely asked anything from them before and have always upheld our end of the contract.</p> <p>It is absolutely essential that we ban no-fault eviction so that families like mine don't have to fear landlords who are seeking to maximize profit, be it through increased rent or sale of a property. A tenant should be secure in their home so long as they do not cause willful harm to their unit and they keep paying what they owe. We need to start treating housing as a human right and end the endless price speculation, which has only ever served those rich enough to own multiple properties.</p>
Kitchener	Ontario	More non marketing housing	A national lease structure that gives tenants security of tenure and limits rent increases.
Kelowna	British Columbia	Worry and anxiety about being homeless.	Living on an old age pension does not give any semblance of peace and living a good life in twilight years. Especially when renting and not knowing if you'll be evicted and hence homeless.
Calgary	Alberta	I own my home. However many friends and family rent theirs. I am concerned about the lack of control that tenants have over their own budgets when they are at the mercy of a landlord who can raise rents above the cost of inflation. I have also heard of landlords who do not respond or are slow to respond to maintenance requests inside the tenant's home. Or if the tenant repairs the issue the landlord refuses to provide reimbursement of the costs of the repair.	None to share.

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City	Province	How does lack of tenant protections affect you?	Share any personal experience about why we need a national tenant rights standards?
Winnipeg	Manitoba	We do have a Residential Tenancy Branch of the Provincial Government. However there are quite a few loop holes in it. The possibility for landlords to apply for above guideline rental increases allows for many ways the law can be evaded. The appeals are cumbersome. Many people are not comfortable placing challenges because they know the landlords have access to strong legal teams. A standard across the country could at least pull together the places that have regulations into a working document for all provinces. Once in place, they upgrades can be applied.	I lived at Lions Place, a not-for-profit seniors housing unit of 287 suites, built as a landmark model for seniors 40 years ago by the Lions Club of Winnipeg. We had many amenities that made us very attractive. People chose to come here because of the rent, the community atmosphere, and the supports. Suddenly, without notice, Lions decided to sell us to a for-profit company, MainStreet Equity Corp from Calgary AB. There were no regulations in place to control such a sale. The residents were blind-sided. Their trust was betrayed. There was no place for us to turn. Provincial Progressive Conservatives gave Mainstreet \$ 1.2 million to protect the residents for two years. Theoretically Mainstreet is supposed to use the money to protect the rent and do maintenance. Over 100 families have moved out fearing the way the management is operating, and how rents may jump after Feb 2025. The Seniors Acting Committee facilitated a research study on the sale.
Kitchener	Ontario	As a senior on fixed income with government assistance living with rent control is my only option. Any new apts. being built are not affordable and right now K-W has nothing I can afford to move into. My recent eviction date of August 31, 2024 was issued by the new owner for purely economical reasons with the intention of getting all current tenants out and raise the rent, garage and hydro.	Seniors and low income families are not forced out of their homes for purely financial gains by owners trying to make a fast buck. Not everyone working were being paid the large salaries but had to do the job just to work to live and therefore could not build up a nest egg or retirement savings as people were living pay cheque to pay cheque. A hard reality that does exist.
Hamilton	Ontario	My landlord Drake Property Management is seeking to increase everyone's rent in the building by 5.5% just this year. That is almost \$100 increase a month! At this rate if nothing is done, half of Canadians will be living in tents. Everything is already so expensive and there is nowhere to move, we are two adults with two little children living in 1 bedroom apartment. Canada is becoming a 3rd world country!	To protect normal people from money hungry cooperations.
Burnaby	BC	I have been renting since 2022. I am attending post-secondary studies full-time, and my budget is limited. During the time I have been renting, I have had a multitude of uncomfortable and sometimes unsafe situations with landlords and roommates, including dealing with a mice infestation, relatively old appliances that break or stop functioning, and facing pressure from a landlord to move out when I didn't have anywhere to go. Rectifying a document that protects tenants is a step forward.	

ACORN MEMBERS SPEAK OUT – NATIONAL TENANT RIGHTS STANDARDS

City	Province	How does lack of tenant protections affect you?	Share any personal experience about why we need a national tenant rights standards?
London	Ontario	A lack of real, meaningful rent control has limited my ability to take jobs that require moving to another city.	<p>In Ontario, rents can be increased by any amount between tenants - so for years, landlords have been jacking rents when tenants move out. As a result, rents have skyrocketed across the province. In London, where I live, the average rent for a 1 bedroom apartment was \$759 in October 2013 - by January 2024, it had increased to \$1,854. This means that anyone who has rented a place for more than a few years is now facing a situation where, if they're forced to move, their rent will increase astronomically - and most people can't easily afford that.</p> <p>Two years ago, I received a job offer in another city in Ontario - but I quickly realized that I couldn't take it. Although I would earn an extra \$15K per year, almost all of my raise would be eaten up by the higher rent I'd have to pay (over \$1K more per month) if I moved into a new home in the other city. I ended up passing on the job and staying in my original home in London because I couldn't justify the increase in rent if I'd moved - but that decision came at a real personal cost to me because it's limited my career progress and ability to work in my field.</p> <p>I know there are others out there who have also had to pass on opportunities because, financially, they just don't add up. The difference is that, previously, an opportunity in Toronto or Vancouver might not pay enough to justify the higher rent to live in those cities. My job opportunity was in Windsor. I wasn't getting paid enough to relocate from London to Windsor.</p> <p>We need real rent control, which includes limiting the between-tenant increases that have driven the astronomical rise in rental costs we've seen across Canada in recent years.</p>
Hamilton	Ontario	I worry constantly that, if my family should suffer a disaster, we will be unable to pay our rent, and will be evicted. I also worry that my landlord will engage in immoral practices like renoviction.	I lived in an illegal basement apartment for a brief period of time, and I learned firsthand that many of these units are substandard and are at risk of fire and other safety hazards.

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Scarborough	Ontario	Exorbitant rents.	<p>There are two buildings affected here. There have been about 5 different landlords in the past 15 years. Same owners, different landlord names for rent payment, who all do cosmetic improvements, then go for AGI's. The "above guideline increases" affect all the old tenants, many whom are seniors (I'm one) or incapacitated and on disability. New tenants are paying close to \$2000 a month. The owners have gone for the max AGI each time which means that we are paying another 3% per year or close to it, on top of the regular increase. Old age pensions only go so far. It took 1 1/2 years for the work of parging the brickwork and waterproof painting the outsides of the buildings during which we had no privacy as zoom booms could pop up outside the window at any time and did so. We also had no use of our balconies for a full summer.as we were told to remove all furniture and plants until they were painted. There was also something done around the edges of the roof which had been improperly done on a previous year, yet we were charged as part of an AGI. The owners are trying to get the old rents raised to a par with what they're making off new tenants.</p>
Halifax	Nova Scotia	<p>The unknown whether or not I'll have a home from one year to the next it is a very difficult feeling when you feel you are a good tenant but all that means very little when there is opportunities to make even more money each year on an already inflated rent situation at this time I am all for making money but housing is what helps a society grow and prosper if people are sure of their ability to have a roof over their head it is a sad thing in this this country or maybe that's the ay the top 1% want to keep it</p>	<p>I feel we as a group tenants and property owners need to come to a middle ground in the world we have bad tenants and bad property management or owners but like owners need protection so do the tenants and at this time we as tenants have very little to none if the government doesn't step in the people will and there not as diplomatic especially when it comes to their homes and although they own the property, the people who live there that is their home if is threatened, people will protect it</p>
Guelph	ON	<p>We lost a stable, affordable apt, we were evicted because our landlord wanted the apt for her relatives from Ethiopia. We believe in immigration, we believe it makes a country stronger. But we are seniors on disability, w my spouse being in the hospital for six months last year. My spouse was very ill, and lost strength, muscle mass, and basically had to learn to walk again. We had 4 Dr. notes, explaining they shouldn,Â move. We were evicted, & given 3 months to find something else.</p>	<p>We also explained rent had increased 1000\$ from what we were paying. AND there were no apts we could afford.</p>

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Kitchener	Ontario	I live in a rental apartment building and my contract was in 2018 luckily with rent control. i need to move out to a different building closer to my work but without rent control i will be at the landlords mercy and don't think i can do that to my self.	I am a contractor and i do a lot of renovations to clients who own 2 or 3 houses at least and even apartment units, unfortunately its a business (houses should be homes for Canadians and not a business) big corporations buying detached houses and turning it into apartments and make everyone life harder. I don't believe the only reason for housing shortage is not building enough new units, I believe that a lot of properties owned by few people and that is the root of the problem, its the greed in people and no one can control that other than the government.
Toronto	Ontario	Currently there is no way I can leave where we are living because we cannot afford to have our rent increase as substantially as it would. We travel 3+ hours to daycare everyday because we cannot afford to move closer to work. Im also always terrified to rock the boat with my landlord. My partner fell and broke his arm on the stairs of the building we live in because they were maintained. Everyone told us to take legal action, because I was pregnant and sick and needed help but we could not afford to lose our housing or for our landlord to make our lives difficult in hopes of getting us to leave. So we dealt with a lack of income and help despite needing it.	Mostly I have just had landlord and landlord try to do things that are illegal. Its beyond frustrating and I do not feel very protected.
Calgary	Alberta	very high rent increase of 31% could have been avoided	I am spending 79% of my pension income on basic rent. I will have to keep on working to afford the basic necessities, food, clothing etc. Rent control is needed
Calgary	Alberta	Rent control, Maintenance to property and suites	rentcontrol
Waterloo	Ontario	Fixed leased of one year or more creates pressure on tenant, we should have concept of 1 or 2 months notice to land owner before vacating the unit.	For now I think, I see big concern with long lease agreement

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Toronto	Ontario	not now but it could be	people who are over 65 are worry they might not have a place to live because of higher rents
Calgary	Alberta	Its really hard to live in Canada whatever earn it goes to pay rent only	Bcoz it will control real estate their own rule
Hamilton	Ontario	Mouse in our Unit	Mouse infestation , my Landlord refuses to call an exterminator in our Unit ; I don't know if that falls under the "lack of Tenant protection " , it's an ongoing disturbing , annoying , uncontrollable issue , it has been since July 2023 . I have spent \$100's buying sticky mouse pads .
Toronto	Ontario	The fact that even rent controlled areas allow for exorbitant rent increases to happen when a tenant gets changed had driven rental costs to exorbitant levels. Please make rent controlled areas have the same limitations on rent increases even when there is a change in tenants.	
Toronto	Ontario	I don't have a right to my home. Barring hazards, I should have a right to my home. Right now I'm a plaything of the landlord class. I don't know how to explain to you that you should care about other people.	My building is being sold and I have constant stress and anxiety about being renovicted. It negatively impacts my job as a therapist, my leisure time, my interactions with friends and family, my quality of life as a whole.
Toronto	Ontario	A lease is a contract. Therefore, in order to protect the right of the tenant, the government must effectively legislate both parties to prevent abuse by either party.	Before COVD, I left my room I rented in a house and went away to another country. On my return I was locked out of the house. The lock to the entrance door was changed to prevent me from entering. My right shuld have been protected by law.
White Rock	BC	Fearful Pensioner : (Apartment building being sold. Cooperatives would be a good start
Guelph	Ontario	I feel nervous and insecure that I will be homeless simply because a landlord decides to change the rules or increase the rent beyond my budget. I can't afford to buy a home, so renting is my only option. I have an ongoing feeling of anticipatory anxiety	I left home at 16 years old and have had to rent all my life. I relied on the fact that there would be affordable, livable places to rent, knowing i could leave circumstances if they became toxic or abusive. I have had to leave an abusive relationship before because I had the freedom to be able to find a place to live within a working budget. I can't imagine being in that situation in this time when rents are insanely high and availability is low. For the sake of reducing domestic violence in our society, much less for a general quality of life for the average working person, we need to have tenant rights standards. Housing and home are what create a culture of peace in our society. Without it, human dignity is taken away and people tolerate substandard treatment in their closest relationships. It is absurd that this happens in a country like Canada that has signed the UNESCO declaration of human right, and prides itself as a social democracy.

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Owen Sound	Ontario	I'm trapped renting a room in a dodgy house with mould, filth, noise and hard drug use. I'd love to move but nowhere is for rent and when the odd place comes up it is 1500/month or more (often plus utilities) for a single person.	We need rents to be tied to minimum wage.
Vancouver	BC	I am now a senior and a renter for decades, and the fear I have is daily...it is both terrifying and vulnerable. Never knowing our landlords intentions ..its getting much worse, and affects my health. Nowhere feels safe.	Because its long long overdue. I'm sick of feeling like a paycheck for landlords! Sick of seeing good affordable housing get torn down and become some vacation home for people with more money than sense..or decency! I'm disgusted at the current climate in my city.
Gravenhurst	Ontario	I live in a 4 season mobile home park. 85 units are facing an Above Guideline Increase, that was started by the corporate landlord. In 2020. Four years ago, we are still waiting. We are fighting a water increase charge of 76,242.90. T1 have been filed by 45 tenants. I have a T2, T6 application because this Corporate Landlord wnt cut a tree that is destroying my shed and decks. we also hve bad roads so bad i broke a shck on my car. Our pool is not open, they raised the taxes. They have had my FOI for 3 months, I have not got the information I need. We are being held hostage. A community full of aged seniors are worried they will become homeless, will ther be compounded interest for those who have not paid the 9.73 % increase AGI. You have no idea. This winter a resident cut wood for our rec hall. they said ina newspaper that the pump house burnt down , i have the FOI. It is a lie. I am harassed by the neighbours I have the FOI, of all those events. I also am fed up with rent increases and nt having the proper paper work. I am a senior. Please come see this park. Maintenance is non existent oh they cut the grass , cause they have to. What a mess. I have a tree laying on my house my only assett, I gotta wait two years, i have had the HVAC on my lot two times. I have had no enjoyment of my leased lt. Come to gravenhurst and help the people. have peace.	Maintenance and roads are bad tax ncreases, with no paper work.. The Landlord is charging us, for his betterment.

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Kitchener	Ontario	I am a tenant. Most of the people I know are tenants.	I am watching my elderly friends being renocticed with NO place to go
Toronto	Ontario	It makes, hard working, blue collar people, 1 paycheck from being homeless! I have a good union job, and my wife and I feel like we cannot get ahead and save.. I make good money and rent is so expensive we have to choose what we have to go with out to make sure that our rent is paid! Stop the greed.. I know for a fact that a lot of the condos are bought by corporations and turned into Airbnb .. There is a housing crisis in Toronto and my union has built a lot of housing yet prices go up!	During Covid prices went down! Our apartment went down to 1450 now its renting for 2200 in 2 years its ridiculous!
Toronto	Ontario	It affects me in every decision that I make on a daily basis because that is how important an affordable and safe home is.	I've lived in so many different apartments. All with different standards of living. Some had cockroaches and management never sent anyone to kill them. In others the walls were so thin that it was impossible to get a decent nights sleeps for months at a time. In others the pipes were broken and would make a persistent high pitched squeak that never got fixed. In others the smells coming from the neighbours cooking downstairs were enough to cause nausea. And in another the hearting was so badly regulated that while my apartment was at 30°C, other apartments were near 15°C, and nothing was done. The inconsistency was what was consistent. Landlords only seem to do things they are REQUIRED to do by law. There is not enough that is required of them.
Toronto	Ontario	Unhealthy living conditions and harassment	
Toronto	Ontario	My mental health is affected by not having a secure home.	I've had to move two times in the past 2 years due to being served N12s for owners use. My rent increased by 900 dollars to find a comparable place after the first N12. I've had to take my previous landlord to the LTB because he refused to return my last month's rent. It's been almost a year and I still don't have decision. I'm going to be of retirement age in 5 years and I don't know how I'm going to survive if things keep on like they have been.
Rouleau	Saskatchewan	Financial	Wrongful eviction practices affecting neighbours and friends

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Vancouver	BC	Lack of protection means that I live precariously and at the whim of a real estate corporation that takes half of my income. This corporation gets to make money off of my precarity and is better protected legally than myself as a private individual.	Housing is a human right and tenants deserve the same dignity and protections as afforded to land owners. The corporation that owns my building has no interest in providing housing, only in seeing a return on their investment. Because of that, tenants like myself are trapped in an exploitative power dynamic with landlords. The people who receive our hard-earned money suffer few, if any consequences for breaches in lease agreements or failure to provide adequate amenities. By comparison, a tenant who breaches lease agreements faces the loss of their home and safety. For example, in my building, the landlord turned off the heat and our homes dipped well below the legal limit for over one week. In order to have our basic rights restored, tenants had to use their own unpaid time to compel the landlord by ordinance to fulfill their legal obligation. The real estate corporation faces no real consequences for their lapse in service, so it's likely to happen again. This is just one example of a pretty typical scenario for tenants living in what is considered a pretty desirable situation (i.e. the owners aren't being actively hostile towards current occupants).
Toronto	Ontario	It worries me that there are not enough tenant protections for renters. Renters need more protection because a large proportion of them are already working in underpaid jobs, or cannot work or are just starting their careers or are students doing masters or PhD. They need protections because they don't have the savings or the resources built up to weather difficult conditions.	Unfortunately, I don't have a personal experience to tell since I paid rent for only one year. But I do strongly support a national tenants rights standard and a MPP or MP that would bring this to parliament or Queen's park would get my vote.
Vancouver	BC	As a single woman in a lower income bracket (less than \$60,000/year), on top of being over 60 years old, I have never been in a position to purchase a home. I have always needed to rent. Living in Vancouver may be beautiful and temperate, but it is increasingly more expensive, which means that I have less disposable income than I did 4 years ago. In fact, nowadays, my rent is actually more than 50% of my monthly income because landlords can increase it YEARLY by a percentage, which means that every year, the increase is based on a higher amount. A few weeks ago, THREE of the "affordable" (aka "long term") rental buildings in my neighbourhood put up development	When the current management company took over managing our 3 story walk-up, they started a campaign to evict long-term tenants like myself. Our building was built in the mid 1960s, so *of course* it has mice in it. What building doesn't? But the pest control was good *until* Transpacific Realty took over. Suddenly, there were mice EVERYWHERE. When I noted that I had seen mice in my suite, I was told that it was my fault for having pet birds (which the former managers had allowed me to move in with 10 years earlier). Suddenly, I was told that it was my fault that mice were being attracted into the building (I live on the 3rd floor, can mice smell seeds from the ground? If not, they had to be here already), and that if I didn't get rid of my pet

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		<p>applications. That means that, if approved, those applications will force the current renters out, while an unaffordable (I've heard of rents as high as \$5,000/month - who can pay that???) building is built to replace the long term homes of people like me. Not to mention that my current landlord has been successfully already evicted several long term tenants from my building, based on their age! "Oh, those people need to be in assisted living," they said, while increasing the rent fee on the empty suites by up to \$1,000/month.</p>	<p>birds, I would be evicted. Luckily, BC has a residential tenancy board, and I appealed to that board, and was successful in not only retaining my home, but also my pets. Without tenant protection, I would have been forced out, and I can't imagine where I would have gone, frankly, with rapidly decreasing affordability in Vancouver.</p>
Vancouver	BC	<p>1) I can't afford to live in a place by myself because rents are outrageous (avg \$2,000/mo for a 1bd). 2) I have a cat but few places are pet friendly 3) each time my roommate moves out landlords try to jack the rent ridiculous amounts 4) don't feel safe in my home because of landlord intimidation throughout my building and nothing is enforced through the legislation 5) can't afford to live in a place that actually supports my health and safety</p>	<p>Honestly, it is too long for this form :(</p>
Halifax	Nova Scotia	<p>I worry for my 12 year old nephews housing future in halifax, and I'm being throw out to jack rent for no reason but greed and lack of legal protection.</p>	<p>Being illegitiamitly thrown out despite my ongoing legally biding mutually agreed upon periodic lease so my landlord can charge double the rent I pay without any affordable housing to move into provided by publicly elected government.</p>
Toronto	Ontario	<p>It leaves me in a vulnerable and anxiety evoking position.</p>	
New Westminster	BC	<p>Leaves me a victim of repeated acts of fraud and theft but with no redress</p>	
Toronto	Ontario	<p>Any time I can be thrown out</p>	<p>Landlords don't bother to take up repairs inside apartments. Cosmetic repairs done outside to file for Above guidelines rent. Renovations to be completely banned. Toronto should follow tenancy protections with legislation like how Hamilton has legislated. Above guideline rents imposed on us or we have to fight a battle if they evict us.</p>
Sackville	Nova Scotia	<p>No security in apt living now with these fixed term leases</p>	<p>We were evicted in a aptment when we were very good tenants no smoking quiet none drinking no parting people who always paid our rent. They gave us 60 days to termanat the apt during covid. Then when we fo move out they had the nerve to text me and say you never let us know u were moving lol</p>
Toronto	Ontario	<p>I have fears everyday of being renovicted, and I am stuck where I am and can't move or afford anything now</p>	<p>This city is becoming unbearable and if I moved it would be far away. Many friends and family already have. It effects us even having children or families because we can't afford rent and that</p>

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Toronto	Ontario	It is painful for tenants each year rent increase as imagine people on fixed income. A kind of law on rent increases or government help people.	To safeguard the tenant rights and make rent affordable for the tenants.
Toronto	Ontario	My friends and daughter are vulnerable to being evicted because of a lack of tenant protections.	
Ottawa	Ontario	Rent increases are out of control. New builds have no restrictions, limiting my options for moving. Corporate landlords are using AI to artificially inflate pricing. They also own nearly every piece of real estate in the country.	Housing is a human rights issue. 10 years ago a 1bd unit was \$900/month. Now that exact same unit is \$1900/month, more than 2x the amount. No real renovations, nothing. Just greed. Am about to be homeless myself.
Hamilton	Ontario	The lack of tenant protections affects renters like me to live in a very precarious situation where anything can happen if the landlord decides to take advantage of the renter. These types of situations creates poverty, homelessness and trauma for the general public who depend on renting to be able to live a safe and happy life in Canada. We need social policies to protect renters which have been eroded during the 1990's and now the situation with renting has become a nightmare for some many renters! Also the rate of homelessness has skyrocketed which is a bad image for our cities and country.	I had a situation where the landlord acted illegally to try to evict me where I was able to take my case to the rental board since one of their tenants was harrasing me and they were friends with this tennant and decided to try to get rid of me. I was able to resolve this situation by finding a much better rental. Therefore I believe if the government puts stable rental policies to protect renters in place, then renters will be less likely to be exploited.
New Westminster	BC	Without tenant protections, I can be easily evicted.	Vancouver is having a housing crisis since 2015.
Ottawa	Ontario	Rent increases and nothing is ever done to the unit for over 15 years	To have answers regarding renting if moving to another province.
Toronto	Ontario	It will make it easier to stay in your apartment and no more harassment. It also means we can relax and enjoy our lives.	There is constant lack of repairs so it forces the tenant to either pay someone to fix the problem or move. The landlord then fixes the problems and rents it to a new tenant at a much higher rate.
Kingston	Ontario	Well the landlord's don't help out disabled people when they need it the most. It's like they only care about a paycheck for housing and not disabled people.	We need tenant rights because our lives are more precious than someone to make a profit off of
Enerby	BC	I,Ãm terrified of being homeless because my landlord wants to redo his main house.	So many times in the past as a single parent this help would have been awesome. And again today. My landlady is more than fair but she wants to sell this house. I don't have a down payment for this house. There are absolutely NO rentals in this town and I am old and don't drive but work here in town part time to save my sanity as I live with a disability and need to do something!! So I'll lose this all after 7 years with an 80 year old roommate and we will both be homeless Bc housing says he doesn't qualify because he is too old. What on earth am I to do!!!

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Halifax	Nova Scotia	We are very worried about all tenants facing revocations.	We need to make sure all renters and tenants have the full right to fair and decent housing. We can't let landlords set the rules.
Toronto	Ontario	I will never own a home. The federal government seems to think renters exist as a stepping stone to homeowners but the reality is most of us will be permanent renters, and yet we have no rent control, face instability and possible eviction whenever our buildings change hands, have no control over maintenance, etc. Renting should be viable and safe. As a renter I should not be terrified that I will lose my right to a home and be forced out into a market that is increasingly unaffordable for reasons outside my control. Housing is a right and renting is part of that right.	When my landlord sold our building, I had to listen to multiple prospective buyers walk through the unit discussing how they planned to force us out for renovations, tear-downs, fix-and-flips, or even just leave the place empty for maximum investment, all in front of me. It was humiliating and it really drove home to me that I am not a person to them, I am an asset or a liability or both. We need tenant protections because I should not be terrified to lose my home simply because an investor buys the property I live in and decides it would be more valuable sitting empty.
Calgary	Alberta	Makes me more vulnerable because the landlord can raise rent at any time as it's now from 975 to 1,120.	For repairs and rent hike protection
Toronto	Ontario	Weakens my entire community and country by hurting families and individuals.	My young family was evicted when my condo home of 13 yrs was sold.
Toronto	Ontario	The landlord keeps getting approval for above guide line rent increases and forced me to pay 700 dollars for above guideline rent increases and come into my apartment whenever they want and never fix anything and let other tenants harass me and they never fix anything	We need a national tenants right standards so people can't become homeless and to stop landlords from taking more money from us and stop abusing us
Dartmouth	Nova Scotia	NO RENT CONTROL MEANS THAT PEOPLE ARE FORCED OUT OF THEIR HOMES. RENTS SHOULD NEVER HAVE MORE THEN 3% RENTAL INCREASES. FIXED TERM LEASES SHOULD BE BANNED FROM ALL PROVINCES. FOREIGN OWNERSHIP SHOULD ALSO BE BANNED OR MORE STRICTLY REGULATED.	
Vancouver	BC	My rent is rising every year, even though my income isn't.	There's a constant undercurrent of anxiety in my life and in the lives of every renter I know that we could be renovicted at any moment, and have nowhere to go except someone even more expensive.
		Landlord not adhering to a payment plan as stipulated in an N4 order but finding loophole for eviction proceedings	Landlord using guerilla tactics/intimidation (renoviction) to kickstart eviction proceedings without due process.

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Surrey	BC	Lack of protection gives individual societies, landlords and housing companies the option to abuse, change the low income tenant rules and regulations to hopefully find one that cannot represent themselves and gives no clear guidance to the law to answer questions appropriately. One that can be seen in written form and given to landlords to resolve any issues. Landlords need to have clear guidelines for tenants. Especially if tenants are abiding to the best of their financial ability.	Through Grey areas and BC Housing contracting to societies, and properties not owned by BC housing and when a tenant in a home with the help of BC housing, is unclear on how they are no longer under the protection of such. When landlords make up rules as well as want to evict or not take student's paper work and accept it and or if due to hardship, is late on rent or even when BC housing answers the distraught tenants questions with." Well we are no longer in charge and it's the society you live in has the authority to go ahead and change rules to suit themselves. We cannot help you nor can we advise help. You are to do what that landlord or manager requires. Sorry to tell you, BC housing is not responsible for you and your family " this Starrett is devastating. Especially to learn at this late stage that the housing through where you brought your family to the next available place in the list, is now able yo abuse you and you have no recourse or ability to fight the wrong and abuse. Told you should be grateful to have housing rates and a place to live. Sad and so stressful. A nightmare we should not be putting onto vulnerable families
Calgary	Alberta	fear of losing housing for various reasons inclding rent going up	w/o this , landlords can pretty much do as they wish, it's scary
Dartmouth	Nova Scotia	I have been through a demoviction and will be experiencing another one soon. The cost of living is absolutely atrocious and something needs to change soon!!	My family and I are on the verge of losing our home and our community due to a major demoviction. A large developer has come in and bought the community and is demolishing it to make way for high rises that will be attainable for the average working class family. Our provincial government has already said they will not be stepping in to help our community. They believe that the developers are doing a good thing because they are creating more housing but don't seem to see that this housing will be beyond the cost of living for the middle class. I am tired of working hard to try and get a head only to be put behind. Something needs to be done soon!!
Fredericton	New Brunswick	The rents are out of control here in Fredericton and more than what I earn monthly. A two bedroom apartment is \$1500 plus utilities. I work full time and make less than 2000 a month. I am 60 years old and retirement looks very bleak. Live in poverty die in poverty.!?	Due to the huge influx of newcomers to Canada, our government is creating a shortage of housing. With no infrastructure in place to accommodate those numbers it's driving us into a desperate market, causing significant rental increases. We have seen doubling or even tripling over the past few years since COVID. Something must be done to correct the high cost of living vs low income wages. Adequate shelter is a basic human right!

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City	Province	How does lack of tenant protections affect you?	Share any personal experience about why we need a national tenant rights standards?
Surrey	BC	<p>It affects my family from harassment, unauthorized workers entering home, safety, health, living standards, mental health, standard quality of living.</p> <p>It makes it so we don't feel like we are in prison under a microscope. Stressed to come home.</p>	<p>With the lack of standards I have experience the landlord and her disabled children enter my house with no 24 hours notice and respond with ops my bad.</p> <p>Giving non workers the mater key to family members and friends to everyone's home.</p> <p>Private and personal information shared with friends and family.</p> <p>Changing key to mail.box when ever feels like it with no access to keys.</p> <p>Giving random noticed with wrong dates and times.</p> <p>Never knowing what the rules are and whom to talk with to sort problems out.</p> <p>Workman ship having proper standards and not getting broken few seconds later.</p>
Ottawa	Ontario	My building implements above guideline increases every year. My rent has increased 200\$ in 3 years.	I am grateful to be able to still afford my living expenses, but I know not everyone is as lucky. 3 of my friends have been homeless in the last decade.
New Westminster	BC	I'm a below poverty senior and if anything happens to my current situation I'll be on the street.	<p>National Tenant Rights should encompass:</p> <p>A ban on No Pet rentals. Tenants should have the right to have an animal companion.</p> <p>A unified lease structure ensuring tenant security and rent control</p> <p>No exceptions for rent control and prohibition of exorbitant rent hikes</p> <p>Restriction on fixed-term leases and no-fault evictions</p> <p>Federal aid for core housing needs, excluding luxury rentals</p> <p>Increase in non-market housing</p> <p>A national fund for eviction prevention</p> <p>Maintenance of safe, healthy, and harassment-free units</p> <p>Tenants' right to organize, including access to a landlord disclosure list. Annual reviews with tenant groups for effectiveness.</p>

ACORN MEMBERS SPEAK OUT – NATIONAL TENANT RIGHTS STANDARDS

City	Province	How does lack of tenant protections affect you?	Share any personal experience about why we need a national tenant rights standards?
Brampton	Ontario	<p>Basic things like water and safety features such as updated wiring, structural fire separations, have to be organized and fought for. Boardwalk does not prioritize safety and is only interested in making the property look pretty. The future threat of demolition and development weighs on me. I am unable to pay sky high market rent and find a similar 3 bedroom for my multi-generation family of 7. I feel trapped by the lack of affordable housing. Where would I move to? To Boardwalk I am just a dollar amount and how much can they extract before they frustrate me and I leave. They can earn an extra \$1000 if they can squeeze me out. I am currently fighting with Bwalk to have fire separations between units in a flat roof building and to disclose and locate asbestos in the building. I will face a future AGI for the cost of the new roof, even without the proper separations. Why do I have to fight so hard when housing is a human right? Boardwalk chooses to put profits before the safety and health of their tenants with federal tax dollars, CMHC perks and legislative liberty. The money Bwalk extracts from tenants like me, AGI's, renovations, CIB retrofit funding, tax free status, GST free building, means Boardwalk and their investors stay protected and rich, while 50% of their tenants, just like me, live in substandard conditions with precarious affordability. When will it be enough?</p>	<p>National tenant standards will mean legislated supports for me. Full rent control with vacancy control, a ban on AGI's is the single most important protection because it removes the main economic engine for financialised landlords. Rents should only be increased once per year with a maximum % below a specific percentage ie 2%, with a National lease program. Changing the tax status for REITs would be a huge step toward decommodifying housing. Setting a specific date at which no more</p> <p>housing shares/investments can be bought. Existing shares can then only be held or sold over time. This would be similar to the gradual end of slavery. Limiting the number of units a landlord can own would limit the infiltration and proliferation of financialised landlords. Mandating ALL housing investment dollars come with a no displacement guarantees to be kept affordable in perpetuity is a way to keep housing affordable forever. The definition of affordability should be 30% of average net household income in an area. Invest, build and maintain social housing up to 8%. All new housing developments must contain 30% deeply affordable housing targeted to people like that are in core housing need. These tenant rights would help create and solidify my human right to housing.</p>
Ottawa	Ontario	It leaves me without any way fight back against abuse.	
London	Ontario	My rent went by between \$40 and \$50 three years in a row due to some 'so-called' renovations. Because of that the time I had before I went over the amount I get for rent was shorten by several years.	A landlord should not be able to raise the rent by more the allowed amount.
York	Ontario	I am a senior on a fixed in who currently reside in Seniors' Residence run by a non-profit group. I know that rules/regulations can change, so I am concerned about how I will be affected. Rents are outrageous with Corporate Landlords making money on tenants' backs, therefore I call on the government to make sure this has actual teeth and protect tenants. The opportunity is now. Please consult with the groups that are fighting for tenants before making decisions that YOU think tenants need. Listen to their recommendations so we have a truly effective National Tenant Right Standard for every province.	

ACORN MEMBERS SPEAK OUT – NATIONAL TENANT RIGHTS STANDARDS

City	Province	How does lack of tenant protections affect you?	Share any personal experience about why we need a national tenant rights standards?
Toronto	Ontario	It has many effects: personal stress, lack of security, financial worries, ect.	I have had so many terrible stories of being made to move, for reasons including too large rent increases, condo construction, the landlord needed, the space, having to replace or repair things that should not have been my responsibility.
Nepean	Ottawa	I live in a condo for rent. I have a good rent for my location, and I have a lease. I do not know the owner (a management company looks after this complex). Although I would have to receive a required period before I would have to move if owner decides to sell, At my old age the potential to have to move (again, since it happened before in this complex) with re-signing all the utility contracts and fees as well as paying someone to move my things and the uncertainty of where to live in my income level is stressful. I am dependent on public transit.	I am aware of students and others having to accept appalling living conditions but I am also aware of small landlords like the condo owners in my complex who have had tenants who abuse the property or fail to pay rent for months and these small landlord owners are put in a bad situation. There needs to be a local Landlord-Tenant dispute office in each municipality, not just the one in Toronto. Disputes are not being settled fast enough and there needs to be strict accountability on both sides so both parties are not hurt. Government policy should address this promptly.
Toronto	Ontario	The affordability each year with the constant rent increases and AGI from landlords.	
London	Ontario	I will not be able to live in the type of space I want and need after the next rent increase.	Regulations on rent increases should never have been eliminated
Toronto	Ontario	No rent control	The building I live is an old building. There is no regular maintenance. They just mop the hallway but in side the apartment so old everything in it. They renovated few apartment and the tripled the price. I asked to switch to the renovated apartment and they told me to pay 2 1/2 times what I pay currently.
North York	Ontario	Violation of my human right	Inclusivity equal right across the board
Beeton	Ontario	Can't move to Toronto	Rent if out of control
Halifax	Nova Scotia		My landlord tried to break the law by raising my rent twice in one year. There were no consequences for them doing so, and if I hadn't known my rights and sought legal help they might have succeeded. I'm worried about my ability to stay in my city if rent keeps rising.
Hamilton	Ontario	landlord not concerned with repairs and pests	landlord won't fix a thing..major water damage
Mississauga	Ontario	In a negative way	It's not safe in my building
Calgary	Alberta	the first fear is of homelessness, with the rent contract coming jan 2025 and then the actual homelessness	absolute devaluation of the complex grounds and services at the same time as rent hikes, so quality of life has diminished to embarrassment of the place, raising rents with impunity forcing people to lose their life long pet, and I am facing homelessness after having worked in human services all my life.

ACORN MEMBERS SPEAK OUT – NATIONAL TENANT RIGHTS STANDARDS

City	Province	How does lack of tenant protections affect you?	Share any personal experience about why we need a national tenant rights standards?
Halifax	Nova Scotia	<p>I have no sense of security when it comes to housing. It doesn't matter how long I've lived somewhere, or how good of a tenant I've been. With rents this high and property values sailing every higher, decent landlords will sell property and bad landlords will not renew fixed term leases, using this loophole to eliminate any rental units that aren't on par with every rising market rent prices.</p>	<p>In 2022 my apartment building of 7 years was bought by a new owner who did not renew any of the 12 fixed term leases in that building. I had no way of knowing when I signed my lease with the original owner that this was set to happen, nor have I ever been offered anything but fixed term leases while living in Halifax over the last 12 years or so. Fixed term leases are not fair to tenants, and put them in many precarious situations.</p> <p>They originally told me they were not able to negotiate a new lease because they had planned to do extensive renovations on the entire property and would need the units vacant for a month after tenants moved out. Imagine my surprise, the week I was moving out, when I was told I needed to be ready for inspection a day early because someone new was moving into the unit the next day. They had not taken me up on my offer to negotiate a new lease, almost certainly because if they had, the 2% rent cap would have applied. By unceremoniously kicking me out, they benefited financially, able to up the rent as much as they wanted. The combination of fixed term leases and a rent cap have left a giant loophole that has exacerbated the housing crisis in Halifax.</p> <p>I barely managed to secure a basement apartment, a step down in quality, and saw my rent jump from 925 per month to 1300 per month. My old unit was listed for still more than that. I was one of 12+ people moving out of that one building on August 30th, 2022. That number is only a drop in the bucket of the huge change that Halifax is undergoing, that it is STILL undergoing. I have had to explain to a friend THIS MONTH, June 2024, that their landlord is unlikely to negotiate a new fixed term lease with them, even if they are willing to pay more, because they cannot legally be asked to pay the new price that the landlord wants.</p> <p>It is extremely frustrating to see something I completely support, the rent cap, sidestepped by landlords via this loophole to make things so much worse in my city. A measure that is meant to protect tenants, instead making them a hundred times more vulnerable.</p> <p>Please ban fixed term leases. Please close loopholes on rent control. Tenure, a National Fund for keeping eviction at bay, non-market housing would all help immensely to provide Canadians with security. Please consider this National Standard for tenant rights!</p>

ACORN MEMBERS SPEAK OUT – NATIONAL TENANT RIGHTS STANDARDS

City	Province	How does lack of tenant protections affect you?	Share any personal experience about why we need a national tenant rights standards?
Hamilton	Ontario	<p>My landlord weaponizes loopholes in the RTA and LTB guidelines to engage in tedious and calculated harrasment, to drive tenants out to charge unaffordable prices.</p> <p>The lack of protections have resulted in extreme mental anguish for tenants in my building as well as making many past tenants homeless, including families with children.</p> <p>The lack of city bylaw protections(mainly property standards and public health) assists the landlord in refusing to do repairs, sabotage of units, denying tenants of garbage rigjts, water iasues, insufficient heat etc.</p> <p>This lack of protections also allowed our landlord to falsly file N13 demoviction notices to me and fellow tenants, with no intention of demolishing the units. They used the false threat of N13s as a harrasment tactic.</p> <p>The criminal code needs to be ammended to include landlord harrasment, denial of rights and threats.</p>	<p>My landlord operates like a criminal would, they know fines dont have to be paid because no one will make them pay them. They know repairs dont have to be made because no one will make them do them, if they get a tiny fine by the city, they dont have to pay because no one will make them pay. My landlord knows this and can literallly do what they want, including poisoning a tenant, entering units without notice. In my case of poisoning, the police simply told me they had no power to stop it as well as TREU, leaving no one else to stop these criminal acts. My landord continues to poison me.</p> <p>Only strict federal and provincial laws can prevent what is essentially a type of torture being used by our landlord.</p>
New Westminster	BC	<p>I live in constant fear of being evicted. I know I will never own a home. And I know my future will most likely see me becoming homeless at some point.</p>	<p>As a disabled person I am extremely vulnerable. PWD support is extremely low. At my current suite I'm grandfathered into cheap rent for the area that I can just barely afford. My suite is falling apart and is not maintained by the landlord. Even asking him for a small repair results in a huge fight and hostility from him and his wife. So instead I suffer with infestations of mice, ants, and being freezing cold in the winter and boiling hot in the summer. Broken tiles and mould in my shower and other issues. However I am grateful I can still live in my town of Sapperton which I love as the loop hole allowing landlords to raise the rent by whatever they want in between tenancies means I have watched myself be priced out of not only this city, but out of this entire province. There is no where in Canada I can afford to move if I ever get evicted I will be homeless. I live in fear of my landlord selling the house.</p>
Calgary	Alberta	<p>Alberta has the least protection for tenants in the country, without rent control. Average rent is now out of reach for what used to be an above average salary. Large REITs are buying up everything including even the smallest buildings and commodifying them. The Federal government promised to end REITs for rentals!!</p>	<p>Decent rental housing is unaffordable and unattainable.</p>

ACORN MEMBERS SPEAK OUT – NATIONAL TENANT RIGHTS STANDARDS

City	Province	How does lack of tenant protections affect you?	Share any personal experience about why we need a national tenant rights standards?
Calgary	Alberta	Panic Attacks and extreme anxiety	After being an exemplary tenant for 7.5 years in my 500 square foot dump my landlord attempted to raise my rent 63,7% and a 100% increase in one year. While allowing his sikh friends live in the penthouse for free.
Hamilton	Ontario	The constant fear of ending up homeless and dying on the street due to being disabled.	Rent hikes, demovictions, threats of homeless, slumlords, un-affordable rent, nowhere to go if we do have to move.
Paris	Ontario	I have T6 maintenance hearing in October 2024. Over two hear wait for this. Multiple issues being dealt with. Landlords need stiffer penalties	Landlords need to held accountable for the responsibility and obligations they have to tenants. Rent prices are ridiculous and completely unaffordable. Government intervention is needed
Ottawa	Ontario	I'm disabled and on ODSP. More than 60% of my income goes to rent. I am sharing a 2 bedroom apartment with 3 people. I cannot afford to eat regularly, my food bank does not provide enough food to live. I'm stuck in a living situation I do not want to be in. I will likely have to file bankruptcy. My rent continues to increase every year. My mental and physical health are abysmal and continue to decline in part because of the precariousness of my living situation. I cannot afford to move. I am trapped.	
Toronto	Ontario	I rent, buying property in Toronto is prohibitive at best. Management companies spend all day every day funding means of taking advantage of loop-holes in order to not deliver and to stigmatize tenants looking for help or answers. They make it seem like whatever issue you are experiencing is only a problem YOU are experiencing. Nobody else. There just isn't enough time in the day for someone worming trying to make money for rent and bills and groceries to also have the time to overcome the obstacles management companies put in renters way. It's insidious and it needs to be regulated in a way more hands-on way.	I'll give a simple example. Most property management companies have contracts with pest extermination. It is in the best interest of those companies to work together with property management to create paper-trails that make it seem like the onus of a pest issue is always on the tenant, while simultaneously utilizing the defense that all buildings in a city have pest issues. It's a lose lose for the tenant. You can give them access to your apartment and work with them to deal with the issue, but if the issue isn't dealt with bc it's a bigger problem than just one unit, they are under no obligation to deal with the larger issue unless it is specifically reported on a unit by unit basis. Some supers do, and some supers don't. That should NEVER have to be the case for ANYONE having to live in a rental unit. All the cards are against the tenant if you end up going to the tenant board, they get documents written up by the pest control service stating that your unit is "dirty" it happens often, and it's an unfair and unacceptable practice with no punishment EVER for the property management
Windsor	Ontario	I have to help my daughter who rents	I can't retire because I help my daughter with 4 kids pay high rent

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City	Province	How does lack of tenant protections affect you?	Share any personal experience about why we need a national tenant rights standards?
Barrie	Ontario	Being evicted due to owner saying they will move in. We feel it might be due to lower rent than average.	So there is no vicious circle of evicting tenants. Higher than affordable will produce many homeless.
Ottawa	Ontario	Billionaire landlords are putting pressure on the housing supply through renovations, making all our housing precarious.	Corrupt property manager Sentinel in Ottawa works for wealthy private equity landlords and pays off all the local property lawyers so the tenants cannot get council.
Brampton	Ontario	Very much effect me because these landlords thinks they can get away with anything. Trying to force tenants out by offering pay offs and doing renovations and put up the rent for one bedroom 2000. Dollars and two bedrooms to 2200. How can people afford that. Turning off the water any time they feel like, no heat in the units for three or four months. These people are slumlords and should not be able to purchase buildings in Ontario or anywhere ever again.	Because these landlords like to intimate there tenants and not keep the building clean or you put in work orders and you have to wait months to get things fixed and when they do fix it they do it cheap so it brakes again. And no one cannot reach them because no body answers the phone. Washers and dryer broken down for weeks on end. Why do people have to live like that. There is no super in this building any more, fire alarm goes off and tenants have to call the fire department because they don't know. I myself use a walker and there is no way for me to get out if a real fire happens. The ceiling in my apartment is pealing and I told them about that last year and it is still not fixed . I had the bathtub reglased and it still looks like crap. So they don't care as long as they get the money. Apt 402, 73 Clarence Street .
Calgary	Alberta	Being at the mercy of Landlords, who may only care about themselves and money vs reasonable priced & safe shelter for fellow Human Beings who are Tenants!	To ensure Tenants are protected from Landlords who do not adhere to Residential Tenancy Act/Rule & do not care about their Tenants.
London	Ontario	I live in fear of renoviction every single day. We are paying significantly below market rate, and our building was recently purchased by a development company. I feel like I am just waiting for the day I am booted out and on to the streets. We get by on ODSP only, which is not close to enough to live on with the current price of rent. If we are evicted, we will be homeless.	
Hamilton	Ontario	I have too many issues to include. First my landlady saw a negative post about me and some charges I had by everything was dismissed in court long before I moved there. However she decided the the entire building should hear about it. I was threatened by some tenants and others told me I'm not wanted here and be to move out. I decided that they can do this and if I moved then they win. I have been here for over a year now and most of the tenants got to know me a bit better. They actually talk to me. The problem with the landlady still exist. She feels that she has	

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		<p>the right to harass any of my guest and has physically removed them from the building before I even know they are here.. The most recent issue is that at 4 in the morning if night last week the front door was smashed. She told me it was one of my guest I have to pay for the door and the owner wants me evicted. I had no one in my unit thar night and the call log on my phone can varify this. The person that did this never entered cc the building. Sonny belief if the a guest if singing you ivy in.. I'm should buy be responsible for some random guy at the door.. m i could go in about more issues but I think you get my point.ib am terrified to be there.never knowing what will happen next. My stress is out of control . I have not done laundry in over a year afraid in conflicts with others. My kitchen sink leaks.my toilet if broken and cracked I only have one outlet as the other 2 are not working t but I'm afraid to ask for them to fix anything</p>	
Toronto	Ontario	Unacceptable rent increases above cost of living through Ontario's above guideline rent increases.	Tenants are citizens, we pay property taxes in our rent, we are voters and we are equal with home/condo owners.
Regina	Saskatchewan	<p>I already can't afford rent and have help from a relative out of province. I moved back to Regina after 30 plus years in Calgary because I literally could not afford to live there anymore. Rents are okay in Regina, but I'm currently living in one room with a bathroom, behind a laundry room and a boiler room, with windows that don't open, no thermostat, a communal washing machine that does not agitate, and I have no exhaust hood over my stove, despite having almost no air flow through the place. I pay \$800 a month for this "privilege" (\$25 of that is rent for my cat, which I've never heard of before), and I've been waiting for over 7 months for openable windows with screens because I also have an indoor cat who currently can only get fresh air through the three little holes in the storm window frames. If I want to move, I will need a cosigner because I'm currently on social assistance and landlords won't even show me a place. Even with a cosigner, I've been turned away because I have a cat, and because I'm on assistance, even though I'm a student and a 54 year old adult who doesn't drink or party. Another issue with having a pet is that a lot of landlords charge a deposit of several hundred dollars plus a monthly fee, per pet, and all pets must be approved. I could go and speak to the rental authorities here, however I fear that that might result in my being evicted or otherwise punished by the property manager, and I cannot afford to move.</p>	I have more experience with crappy landlords violating human rights than I can list here. I also know plenty of unhoused people.

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City	Province	How does lack of tenant protections affect you?	Share any personal experience about why we need a national tenant rights standards?
Dartmouth	Nova Scotia	<p>We were forced to find new places to live in harsh circumstances. My only option was to move in with my parents after many years away at 43 years old. It was and is an embarrassment, my independence has been taken away, and my sense of self worth has been diminished.</p> <p>Because there has not been a ban of unaffordable rent increases I have been unable to find a home of my own and fear I never will.</p> <p>What are my choices in affordable housing in the future once parents soon pass away, I ask.</p> <p>I am educated and have been a working citizen yet what I've accomplished is not enough to reward myself with a home or call it basic needs of shelter.</p> <p>I experience anxiety every so often to think I may have to live in conditions I'm not use to like on the street, in a shelter or in awful public housing that is not kept to par or I may be on the street or shelter because I'm evicted for no good reason. I could not survive in these circumstances.</p> <p>If the federal government stepped up publically and supported all of these National Tenant Rights Standards, it would affect so many people and win many substantial votes. In a time like this it's a great way to win an election against the opposition. Pass this Renters Bill of Rights, speak out about that and win the federal election again!</p>	
Calgary	Alberta	<p>A lack of tenant protections leaves renters vulnerable to massive rent increases when signing rental renewals.</p>	<p>My apartment building got purchased by a new corporation last year and they have raised monthly rent by approximately \$400 a month, or around 30%. Many of the other apartment buildings they have purchased have been getting rent hikes like this every year for the last 3 years. Companies are exploiting the regulatory weakness around rental pricing to gouge renters under the pretense of inflation. Inflation was high last year, but not 30% high. I don't know anyone in my building who got a raise last year larger than the rent hike.</p>

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City	Province	How does lack of tenant protections affect you?	Share any personal experience about why we need a national tenant rights standards?
Hamilton	Ontario	Had to involve the LTB to avoid eviction	Landlords are unreliable narrators, and the scales of capital are already tipped in their favour.
Hamilton	Ontario	I'm a single mother of 4 children, my oldest daughter is severely disabled and needs my full time care. The entire well being of my family relies on having proper protection as a tenant. We're already extremely vulnerable and without these protections, we have no sense of stability. My children rely on me fully so my mental health is so important. Having to worry about those many uncertainties when it comes to our housing situation has a huge impact on the quality of care I can give my children.	Having a peace of mind about where we live, knowing we're supported and protected can make sure me and my children get the most out of life and so we can do our best.
Hamilton	Ontario	The lack of tenant protection affects everyone who rents.	High rent for tenants. Is inexcusable for people trying to survive everyday in this economy. Especially when the cost of living is always rising. That the cost of food and household needs are expensive.
Calgary	Alberta	Long term security	Renovicted
Toronto	Ontario	My husband and I have moved 3 times and have had 4 landlords in 8 years. We have been renovicted, harassed, threatened and intimidated by our landlords. Official channels (311, our MP etc.) have not protected us.	<p>My husband and I were renovicted from our Toronto-St. Paul's apartment in 2016 by an unscrupulous developer from Montreal who had our asbestos filled building encased in scaffolding while we continued to live there; we had been told it was just going to be a new roof and new windows and that we were not being kicked out. It was eventually clear to us (as apartments were being gutted to the studs and our walls were being jackhammered) that the owner was simply trying to collect as much rent as possible before having to pay people out; we even had a rent increase despite the deplorable living conditions. Construction was shut down because of work being done without permits; we had to contact the city to ensure that the shut down order would be respected. The mail room ceiling fell on a postal worker. We went to our Councillor for help and all we got was 'theatre'. All this and the 311 inspector claimed in front of our Councillor at City Hall that no structural work was being done. No one was ever held to account.</p> <p>We then moved to another apartment where we were harassed and bullied by management after complaining about cigarette smoke; we had been assured that cigarette smoke was not an issue in the building when we had come for a viewing before agreeing to rent. The issue meant that we couldn't use the A/C or</p>

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			<p>supplementary heating and I was ill from the chemicals. Things escalated over Covid during which time the private mansion behind our building had community hockey every day from Jan-March 2020 with loud music over speakers anywhere from 6-10 hours per day. We contacted the city and even sent videos of the disruption and were ignored by the 311 inspector. By this point our building (which saw 3 people pass away in their apartments over 3 months) started to pipe in chemicals through the building at night. My husband and I were gaslit about this by management. We had to throw out furniture that had taken on the smell and we were relegated to living in one room where the chemicals were not entering. I was getting sick from whatever was being piped in. When we tried to coordinate with neighbouring tenants over this issue management threatened us.</p> <p>In 2021 we moved to a duplex where we were lied to about the intention of the owner to sell. The place was a dump when we moved in (paint peeling off the doors, filth, mice droppings in the kitchen etc., no lock on our apartment door) and took 3 months for us to fix up at our own expense. As soon as the landlord saw all the work we had done he got in touch with his realtor who ended up purchasing the property sight unseen without an inspection. This new owner put the house back on the market 6 months later and spent the next year harassing us (allowing us to be denied heat by the main floor tenants who controlled it) and threatening to sue us if we waited for a hearing. He opted to continue with the eviction hearing even though he didn't have a buyer; the eviction request was thrown out. We now have a harassment and loss of maintenance filing at the LTB against him.</p> <p>I cannot stress enough how debilitating it is to spend all this time, energy and money on dealing with slumlords and bad faith landlords. The impact on people's mental health and ability to just 'live' is not taken into consideration. My husband and I are self-employed. We work from home. The last 8 years have had a negative impact on not only our home lives but also on our professional lives. The abusive behaviour of landlords is a form of terrorism against tenants. It prevents us from thriving emotionally, economically and psychologically. It brings on a feeling of despair when one realizes that politicians fundamentally do not care. Rent control needs to apply to all rentals and the compensation/penalties abusive landlords have to pay should be much steeper taking into consideration the extensive</p>

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City	Province	How does lack of tenant protections affect you?	Share any personal experience about why we need a national tenant rights standards?
Calgary	Alberta	I am sitting in limbo right now, as they never answer my emails for at least two or three days after I have asked questions.	I had a flood in my suite because of the upstairs tenants and this company did not check to see if everything was ok and it took them three months to fix the ceiling and I am sure there is still water in the walls and ceiling.
Hamilton	Ontario	Lack of rent controls means not being able to afford to move, for any reason. Lack of rent controls means a constant fear of one day becoming homeless as every year my rent increases far more than my income.	
Dartmouth	Nova Scotia	I don't believe I will ever be a homeowner and so having tenant rights will help me navigate the next few decades of my housing.	
Burnaby	BC	Worried where I will live.	Heard stories of people waiting to get into housing and how long it took them.
Mississauga	Ontario	Without tenant protections I would have to leave Canada	It took me about 5 months to finally find a landlord that would accept my application. All others denied my rental applications because I have a large family of 4 kids!
Surrey	BC	not security in my life	I'm in demolition zone like many others - and the reason? Money and profit !!!!!!!
Toronto	Ontario	Not me personally, but some of my friends are at the mercy of their landlords. I am fortunate to live in a co-op.	Most tenants are responsible and pay their rent on time. They are vulnerable b/c landlords can evict them just by saying they need the unit for a family member or to do a major renovation. This happened to me twice when I had to move as a young mother with two children.
Kitchener	Ontario	Knowing that renovations can cause me to lose my home because these landlords just want to raise rent.	I'm a single mother who has lived at the same place for 15 years. New owners bought building and tried to serve the ones who were paying below market rent with N11s. It was a scary time thinking we could lose our homes because ppl are greedy.
Ottawa	Ontario	Hopeless and depression	Because the owners, care takers, landlords, superintendents, and the staff are lawless and committed many criminal offences
London	Ontario	In December of 2021, my wife and I were issued an N12 and were to vacate the premises in 60 days. All of our outdoor possessions were left behind as they were frozen in the backyard and we had to move in -26 degree weather. How is that possible?	No one should be moved out of their home in winter. You should be compensated one months rent for each year rented as well as moving expenses up to \$1500. It was our home.
Rockland	Ontario	Being EVICTED for no real reason... landlord want to move in our apt#2 after ten years living in it and we painted it and fixed it up to our liking with only verbal permission..he say his bachelor stinks and has mildew issue .we told him to ask my brother in law.Alain that lives behind his garage to clean his apt with mildew cleaner ..we asked written proof of the	

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		inspection..he has not provided it .and my brother in law says it does not smell or have mildew issues..the landlord is Pierre Vinette his property is the Rockland Christmas □üéÑ tree farm..at 1446 David Rd ..in Clarence -Rockland..don't believe all he says unless you get it in writing....and get it written on the lease..he his losing his marbles in his brain !!!!	
Kitchener	Ontario		I watched my neighbors who were on ODSP get renovicted from their apartment after their building was sold. The landlord told them the renovations would take up to three years. My neighbors did not understand the over complicated process they could opt in to that would have allowed them to move back into the unit t the same rental rate after renovations, so they moved out. The unit was rented back out four months later at twice the rent, and I'm pretty sure my neighbours are homeless now.
Dartmouth	Ontario	yes,,,,I am on a fixed income....my rent has increased ewevry year since I moved here 12 years ago....nothing,,,not even painted in 12 years	
Ottawa	Ontario	Lack of Rent Control has made it extremely hard to find living accommodations best suited for my needs. In addition to the fear of reporting issues with current landlords to prevent retaliation and entering the current rental market.	
Ottawa	Ontario	About to be priced out of my current apartment. And turn homeless at the age of 60	City allows landlords to tear down buildings. Province run TLB lets landlords apply and get easy above rate increases to eliminate affordable rent. I'm not a fan of federal powers. But someone has to step in and control these politicians. If they aren't in someone's pocket Id be surprised. They certainly aren't fighting for affordable rent.
Fredericton	New Brunswick	with higher rent	in the last three years my rent has increase 133 dollars a month. As a senior, this cuts into my food budget
Dartmouth	Nova Scotia	I am presently paying \$1300 a month going up \$1365 in September limited to \$65 increase due to the present 5% rent cap . The apartments in this building are being rented to new tenants for \$2100 to \$2200 a price we cannot afford.	We need permanent, reasonable rent caps to allow people to live without the threat of a huge, unaffordable rent increase affecting their daily lives.
Halifax	Nova Scotia		Tenants deserve a sense of security in their lives. I've seen first-hand how a lack of tenant protections has resulted in an increase in homelessness, stress, and contributed to other pressing social issues in my own city. An increasing amount of people are being forced to rent because of the soaring costs of homes. All people deserve a safe and secure place to live.

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City	Province	How does lack of tenant protections affect you?	Share any personal experience about why we need a national tenant rights standards?
Waterloo	Ontario	There is no protection for tenants for greedy landlords or for landlords that don't follow the RTA. Faster court dates would be a benefit. Other issues as well with our tenancy.	Our landlord is currently trying everything he can to evict us because we won't pay him a \$400 monthly rent increase that he is asking for.
Mississauga	Ontario	It leaves my family and I vulnerable to evictions because of high unaffordable rent prices.	I once had a landlord who did not maintain the property and left me living in very poor conditions which affected my health.
Dartmouth	Nova Scotia	High rents, bad buildings, pests, unable to move	NS has some of the most unaffordable rental rates in Canada. People are stuck, homeless and struggling. There are lots of protections and incentives for homeowners but hardly anything for renters. It's time for change.
Mississauga	Ontario	My building is getting renovated and we're afraid that they'll jack up the price to the point where we can't stay, and other apartments of comparable size are minimum \$600 more per month. This is insanity. My wife and I are new immigrants and we're looking into leaving Canada because we can't afford to stay	
Toronto	Ontario	It doesn't at this time but may in the future.	In the past I've lived in many buildings neglected by the landlord.
London	Ontario	My rent keeps going up every year - so high that I can no longer afford to eat.	
Hamilton	Ontario	above standard rate increases not controlled.	When on fixed income, these rent increases will lead to unsafe choices for living space
Riverview	New Brunswick	No rent control or assurance the landlords are following proper standards with tenants	
London	Ontario	Renovictions have affected our household twice in the last 2 years. Having to move multiple times and having to pay substantially more rent than we are able to comfortably has been so taxing on our mental health. It's heartbreaking to see the same happening to friends and other members of the community. Moving should be a choice. Dealing with bullying landlords who don't want to follow the laws should also be much easier than drawn out processes with the LTB.	
Ottawa	Ontario	I worry everyday about rent hikes, and whether my landlord will try to renovict me.	
Ottawa	Ontario	I have been harrassed and abused by a Landlord in this City. I went to court after putting up with months of his using my telephone for his office, his showing up any hour of the day, and if I wouldn't let him in, he kicked my door down. Yes, I went to Court, the Judge told our lawyers to settle this in the hallway. When they came back into the Court room I was evicted. Why? Because this Landlord	It is obvious that tenants don't have any rights to their home. If you have issues with your landlord too bad because Landlords have power over tenants and can do as they please. With tight rental units, they can easily replace you with someone else.

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		owns many inexpensive buildings in the downtown area, treats tenants badly because he has big lawyers and money, and get away with it.	
Wasaga Beach	Ontario	I worry about losing my housing and end up on the street!! I have no family to help me at all!! And I'm on Disability!!!	Landlords don't care about the people who end up on the street
Guelph	Ontario	When we moved in to this new build we were told rent increase would be 1-2 %. Then we got two letters saying rent would be 2.5 and the second letter said 6.22. This landlord has raised rent in 1 of these units by 10%. We will have to leave if this continues.	We are seniors and have no protection here for reasonable rents. We are on a fixed income and depend on OAS and CPP. our 2 children do not live in this area. Only adults can stay in these units so no grandchildren...This prevents sharing of accommodation.
Kitchener	Ontario	My 84 year old mother is being renovicted after living at the 250 Frederick Street building for 22 years.	The lack of national tenants rights have impacted many seniors, dis-abled and people on a fixed income by landlords that are renovicting innocent people who are having struggles getting by day to day. The added stress to these people is not necessary and there needs to be a national standard to protect these people.
Moncton	New Brunswick	I am not a tenant. But I see how the situation affects those around me and I find it appalling that the corporate world has taken over and is controlling, to the extent that those working regular jobs can barely afford to pay their rents, without impacting other needs such as food, heat or AC, transportation, etc. This has to get turned around!	
London	Ontario	I was evicted from my unit at 511- 863 Mornington Avenue 2 years ago now where it was supposed to be renovated and sold but it just got renovated and rented! I was forced to move to another apartment in same building paying an additional \$400 extra a month in rent for the same number of bedrooms! I'm on a fixed income and my son is as well and he moved in with me and sleeps on the couch so we can both afford to live!!	My landlord wants to sell the apartment I'm living in now and we can't afford to move anywhere else because people are asking way too much for rent for a 1 bedroom and even a 2 bedroom is way too high!! I'm afraid at my age of 56 and my son's age of almost 40 that we will become homeless! I have a bunch of health issues and my son does as well and adding stress to mine isn't helping me at all!!
Hamilton	Ontario	It has affected me by my landlord asking for above guideline rent increase which puts me at risk for homelessness trying to afford rent on ODSP.	Rent control no above guidelines rent increases for owners benefit it risk tenant to become homeless that is the problem with people living outside in tents because even shelters don't have enough space.
Hamilton	Ontario	I am an older self employed artist with a very modest income. Rent is my largest expense.	I narrowly missed eviction two years ago. I was able to stay in my apartment only because I won a hearing to declare my premises a residential tenancy. I might have lost and faced the devastating prospect of finding an affordable apartment in the current market.
Calgary	Alberta	Landlords have complete authority over their properties with no opportunity for recourse by the tenant when these landlords fail to meet even the basic standards for safe and healthy	Our building was recently purchased by a large REIT, Avenue Living Communities, which is taking advantage of this lack of legislation, having taken control of many properties throughout Western Canada,

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		occupation of these properties. Agencies who advocate for tenant rights are overwhelmed with complaints but, sadly, are not able to take any meaningful action as long as there are not stronger tenant protection policies in place.	even receiving government funding. Meanwhile, they control assets of over \$5B and we are seeing drastic reductions in maintenance, cleanliness and security in our building.
Halifax	Nova Scotia	It affects my mental and physical health	<p>I'm having a serious issue with my building and management ignores us tenants. If you offer assistance or guidance it would be greatly appreciated.</p> <p>When I moved in the building I signed a lease stating it was non smoking while tenants smoke but when I called the superintendent he just said due to there poor health they can't go outside completely ignoring our health concerns, when our heat pumps break down we sometimes go months with no repair while still being charged for r the heat pump. I currently have pipes leaking in my ceiling that has been leaking for months. We have a tenant who pretends to be the superintendent while the actual superintendent has been ignoring my request for my lease for almost a year. If something doesn't change soon I'm going to lose my mind. I have PTSD after being stabbed and I don't even feel safe in my building, currently being subsidized by the Federal government and yet fundy harbor property group is ignoring almost every tenant right. If I'm I'm not mistaken that's insurance fraud, several NB tenants rights violations all being paid for by the Federal government. I've contacted NB housing, Nb rentals men who after emailing back and forth conveniently lost the file, MP MLA I'm honestly out of energy. I'm being poisoned by second hand smoke from the tenants across the hall who smoke so heavily that it's staining the hallways that they just paint over like latex paint eliminates. carcinogens. Please help anyway you can</p> <p>The preceding was on behalf of my fellow tenants.</p> <p>Thank you for taking the time to read this</p>
Kitchener	Ontario	Renovictions	<p>Am in a building who are already receiving reno-evictions at the moment all 2 bedrooms received their noticed. Am a corner 1 bedroom. We are Next. Am a Senior where do I go</p> <p>I cannot afford the Rentals High \$\$\$ Rents</p> <p>Its crazy</p>
Waterloo	Ontario	As a tenant, I am vulnerable to the power of the landlord to find a way round such	Statutory limits on annual rent increases have been circumvented by the landlord

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		protections as exist. I am also vulnerable to the power of the Provincial Legislature to serve the interests of landlords.	claiming that maintenance work justified increases above the statutory guidelines.
Pembroke	Ontario	Fear of becoming homeless soon	Our LL only wants rent (over double rent since last TT) LL said well maintained property. We have had to have city bylaw and ESA for unsafe living. Been waiting months for just a hearing with LTB. LL can get a hearing in less then a month. LL doesn't want fix anything in his property
Halifax	Nova Scotia	<p>I am a tenant and most of my loved ones are as well. Housing is very unstable and hard to come by in Halifax and it is one of the most fundamental things we need to protect.</p> <p>The two things that effect me and my community the most in my opinion are:</p> <p>The use and abuse of fixed term leases in Nova Scotia</p> <p>Market rent is out of control and out of pace with people's salaries. People will give up a lot before giving up the roof over their head.</p>	<p>Most of the people I know are on fixed term leases. These leases are used and abused by landlords in our province because they give them all the power to keep and remove tenants.</p> <p>Reasons why fixed term leases are bad for tenants:</p> <p>Non-Renewal: If a landlord chooses not to renew a lease, tenants may have to leave, potentially with little notice, leading to housing instability and the risk of homelessness.</p> <p>Market Increases: In areas with rising rental markets (pretty much everywhere in Canada right now), fixed-term leases that expire can lead to substantial rent increases, pricing out current tenants and forcing them to seek housing again. This has personally happened to many people in my life.</p> <p>Displacement: Frequent moves due to non-renewal or unaffordable rent increases can disrupt social networks, educational continuity for children, and community ties, which are crucial for long-term stability and well-being.</p> <p>Overall, while fixed-term leases provide some level of predictability for both tenants and landlords, their inflexibility and potential for sudden changes at the end of the term can contribute to housing instability and insecurity for tenants. This can make it harder for individuals and families to maintain stable housing and thrive in their communities.</p>
Calgary	Alberta	Corporate parasites like Avenue Living can sweep through provinces with funding from our own government and increase rent every year by however much they want; 45% last year on my unit. The inaction on AL shows other corporations that they can do the same and so they control the "market" price.	I moved out of the Elata as soon as I could when they purchased it. It has fallen into immediate disrepair with no upgrades or improvements whatsoever, as they fired all but 1 maintenance and 1 cleaner, responsible for several buildings.

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City	Province	How does lack of tenant protections affect you?	Share any personal experience about why we need a national tenant rights standards?
Ottawa	Ontario	It gives the landlords absolute powers to do to tenants whatever they wish with impunity.	It would stop unnecessary evictions, rent increase and renovations.
Toronto	Ontario	I will have now to pay AIG and the difference between government approved increases and the AIG going back three years... all because the Tribunal is backed up. The current government does not have a problem on this especially if one is a senior such as myself. I do not have unlimited funds to face more AIG's.	Everything is increasing in cost except perhaps our incomes. This is out of balance indeed. I feel especially sorry for tenants paying an already high rent in building constructed after 2018 as they have no protections. This situation is completely unfair and is not being addressed.
Halifax	Nova Scotia	Lack of tenant protections left me living in insufficient housing and requiring medical treatment.	I lived for 3 months in a building with an active rodent infestation that the landlord neglected and needed acute medical treatment as a result.
Ottawa	Ontario	As a senior on a fixed income, I am always worried that, if I have to move, I will end up somewhere awful because of the limitations of what I can afford. There are very few protections in place for seniors like me if they are forced to move due to the greediness of landlords.	We have been told that our building is up for sale. Various potential buyers have been inspecting our apts for months now. The uncertainty of what is going to happen once the building is bought gives me many a sleepless night. Tenants need to be better informed when a sale is imminent and a strong safety net in place so they are not forced out at the whim of a new landlord who do not see us as anything but something to get rid of so they can make money.
Oakville	Ontario	Above guideline increases are very hard to afford. I believe that the government should legislate a percentage of profits be put into funds for big repairs like elevators, windows, balconies and parking rather than pass it on to the tenants who have no rights to ownership. Let large repairs be the landlord's responsibility not the tenants.	In October of 2021 a application was made to demovict my apartment building in which I have resided in for 18 years. Oakville Town Council rejected the application for now citing the vacancy rate is too low in my area. They do not want to tear down what housing they have available for the time being. It is a terrible feeling to know that the home and community you've lived in for years is being threatened and that there's no housing that I can afford. I feel that it's outrageous that under the current rules you can live and have dutifully paid your rent for decades and then be thrown out with very little notice and only 3 months compensation. I feel that at the very least people who have lived and paid rent for decades should receive a package of one month per year similar to severance pay if they are pushed out like this. Personally I feel that there should be a moratorium on any demovictions and renovictions for the time being until more affordable housing can be built.

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City	Province	How does lack of tenant protections affect you?	Share any personal experience about why we need a national tenant rights standards?
Hamilton	Ontario	I worry about my daughter. She is on a disability (O.D.S.P.)and I do NOT know where the landlord's mind is set. \$ Rent control is the ONLY saving grace she may have.I do NOT want to see my daughter homeless due to GREEDY landlords.	
Calgary	Alberta	I cannot afford the cost of living anymore	My rent has gone up by over 600\$!
Pickering	Ontario	Lack of protection	In Ontario renters can be removed at a moment's notice when they share a common area with landladies/landlords. This contributes to homelessness.
Medicine Hat	Alberta	I rent my place.	I have no control over my landlord' s decision to raise rents.
Toronto	Ontario	It frustrates tenants and give landlords upper hand on tenants	I have a two bedroom apartment but no parking was on the lease agreement. After two years of living in the building, I asked the Superintendent for parking and she told me, it was not included on my lease. I need parking badly because I have an eight month old baby and a new job but she said no
Calgary	Alberta	Allowing avenue living to provide UN safe un healthy apartments, UCP and Premier Smith are to blame, the conduct on seniors by Ave living amounts to extortion and allowed and condoned by Premier Smith,, disgusted immoral behavior, Hitler style government.	Avenue living providing an UN health environment, 40 percent rent increases,scum lords, insects, windows leak, 60,Ãyyears old, air quality is disgusting, no security, no standards, it,Ãs all the fault of the Alberta government, let let this scum go UN checked, seniors are being subjected to a form of extortion, shame,
Hamilton	Ontario	Lack of tenant protections affects/affected me because I am a tenant currently in a low income situation and cannot afford to move or relocate. So I am a hundred percent in favour of a National Fund to help tenants avoid eviction, More non market housing, ban no fault evictions and no loopholes on rent control!	Because of a renoviction/renovation My Family and I was almost dehousing a few years ago. And I do not wish those struggles on anyone comfortably living or barely living if it can be prevented(In my case it was prevented, thank god), the landlord used loopholes and tried to frame it as a no win position for Us. Through organizing with ACORN and tenant advocacy groups We learned we had a right to stay. Everyone should have a right to a reasonable living situation. National tenant rights should be the standard!
Toronto	Ontario	With vacancy decontrol, we are unable to move to be closer to family. The AGI provision allows the landlord to neglect the maintenance and then use the AGI to boost the rent. Heat is paid for by tenants and there is no incentive for the building owner to reduce emissions or the carbon footprint of the building.	The difference in tenant protections between provinces put us off from moving to another province.

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City	Province	How does lack of tenant protections affect you?	Share any personal experience about why we need a national tenant rights standards?
Toronto	Ontario	Was evicted at the age of 70 from a walk-up apt that i had lived in for 15years....the landlord said his son needed the apt and needed to be in the area for school! I knew this was a lie! I moved and landlord immediately rented to a couple and charged them \$1500.00 ABOVE WHAT I WAS PAYING!!! Its always about the money!! For those of us on fixed retirement income, our security is constantly in jeopardy....the city will end up with a tent city of seniors under the Gardner!!!	
Aldergrove	BC	As a disabled low-income person I have always lived at the bottom of the non-SRO rental market. As a single parent, my children and I live in continuous housing precarity. Between the ever-looming threat of no-fault eviction and the absence of rent controls, we are never able to feel fully settled and secure in our home knowing that we can be removed with only 2 months notice and no recourse, and the price any rental unit I could find for us would eliminate my ability to put my kids in recreational activities and reduce our strained food budget by a significant fraction.	My children and I were the victims of a retaliatory no-fault eviction from our basement suite in 2022. The eviction notice came only a few days after I told my landlord I was no longer willing to wait 4+ hours after our scheduled time for her to come by to pick up the rent and requested that she let me know in future if she was going to be late. With 3 generations living in their unit upstairs it was very easy for them to serve a legal no-fault eviction, with no recourse or protection for a disabled single parent living on government assistance with 2 preschoolers.
Cambridge	Ontario	Dirty building, dirty laundry room ,halls and elevator. Weed growth outside and not dealt with, a known prostitute and drug user visits the building and does drugs in lounge, laundry room and stairs.	Allergic reaction to weeds, I've witnessed this woman doing drugs/ stoned in the area she shoots up in. I've addressed cleanliness to building manager and supervisors and now I am not their fav person(had to take pictures for proof because building manager lies so well) The men she services and spends nights are still living here putting all the seniors in this building at great risk.
Brampton	Ontario	Being a single working person it is not affordable for me to pay these outrageous rent increases. I am paying below market value for my tenancy at 93 George St since 2016 which is all I can afford with difficulty but manageable. If god forbid under any circumstances should I lose my home here I would be joining the vast majority of homeless people this Country has ever seen. Every Canadian deserves a safe place to call home and every Canadian must take priority over Refugees, Asylum seekers and Immigrants of all kinds. Canadians that have worked here and payed and continue to pay taxes deserve to be put first! Also landlords who complicate the lives of good tenants in hopes of renting out the units at a higher rate should be	I feel Landlords will stop at nothing to make the lives of old tenants more difficult than it needs to be

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		stopped. Our government needs to protect the tenants not the big corporations that are lining their pockets.	
Toronto	Ontario	Multiple ways. Rent control, healthy and safe living, irresponsible use of AGIs. And more.	
Saint John	New Brunswick	very scare as landlords can evict you anytime, for any reasons even if you think, the renter have rights, you don't! And if you speak up, there is retributions from landlords so everyone keeps quiet about what is really going on at home.	Rent went up twice in the last year and again this year, one was too high legally but i did nothing about it as i was scared of retribution, meaning making me move elsewhere
Toronto	Ontario	The possibility of eviction and rent increases would be detrimental.	My sister is a tenant -- the landlord is sluggish about repairs but her rent is raised every year.
Ottawa	Ontario	lack of security affects mental wellbeing	Tenant rights are human rights
St. Thomas	Ontario	It's made me feel unsafe in the places I have lived, it felt like landlords and property managers could violate their own rules and do whatever they wanted. There was also no protections from other roommates while I was in college.	I dont feel safe living with other people because of horrible roommates and the lack of management by landlords. I wish I could afford a home of my own to have a piece of mind and have a place to call home finally.
Halifax	Nova Scotia	Despite having above-average income, I am paying about 40% of my income to rent a 1-bedroom apartment. Our rent cap just loosened from 2% to 5% and I am worried about sustaining 5% annual increases (at minimum) long-term. I am also on a fixed term lease, which is stressful because any given year my landlord can end my lease, at which point there would be a huge price correction for the new tenant (not subject to the rent cap) and I would be on my own in a very competitive rental market to find a new place to live. If I had to go out and get a new apartment under such circumstances, I would likely end up spending closer to 60% of my income to get a similar unit to where I am now. I feel trapped (although I am lucky to be in a nice unit at this time), and homeownership is likely not on the horizon for me.	Tenants across the country are struggling in similar ways despite wildly inconsistent rules. There is often debate about jurisdiction even between our city and the province regarding housing. Having a higher-level policy framework will set the landscape to keep renters in high-quality, affordable units.
Toronto	Ontario	Makes my friends and neighbours vulnerable to abuse and eviction. Depletes the diversity of Toronto. Reduces the number of people who provide services from nurses to retail employees. Makes all large cities places only for the rich.	The only reason that my wife and I have not been forced out of Toronto is that we were fortunate enough, had enough time to find a home in a non-profit, non-equity housing co-operative, which provides secure housing way below market rents.
Yarmouth	Nova Scotia	Peace of mind	I've been renting for 25 plus years. It's nerve wracking.
Calgary	Alberta	The lack of tenant protection It just doesn't affect me It affects everybody here in Alberta that is renting. Just means the landlords could just take advantage of anybody and everybody By increasing rent and not taking care of places.	I can't speak for all the other provinces, but here in Alberta, there is no rent control which means any landlord is able to Increase the rent to what they want. 2023, my rent was increased 38.2%. Then in 2024 It increased 23%. 2022 I was injured at work so therefore I've been put on disability The amount I get on disability doesn't even cover my rent. I've been living

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			<p>this place for 13 years. Nothing's gets done unless you beg for it according to landlord Tenant act every 5 years, the landlord is supposed to paint the place with or without tenants. My neighbor was forced out of her place because of Avenue living increasing the rent so high they want her to pay \$2600 a month she has a teenage daughter and a very sick elderly mom with stage 4 cancer.</p>
Vancouver	BC	<p>previously evicted by Landlord who claimed family was moving back I when they instead rented out as air b&b - became homeless while searching for 2 years and u able to afford so called "affordable rentals"</p>	
New Westminster	BC	<p>I'm fortunate enough to live in a well managed building now, but when I lived in a basement suite, I had to contact the Residential Tenancy Branch regarding an illegal rental increase because the building owner was unaware of the legal limits regarding rent increases. I moved out shortly afterwards.</p>	<p>I believe that there needs to be uniform standards in all provinces and territories across the country to protect all renters. Each province currently has its own legislation which can be confusing to both landlords and tenants.</p>
New Westminster	British Columbia	<p>Corruptly and unjustly</p>	<p>It's the decent thing to do.</p>
Toronto	Ontario	<p>I spent money above paying rent to do basic maintenance and repairs in my unit as the property management company does shoddy work, repeatedly ignores requests, acts as someone who knows that there are no consequences to their dishonest and abusive practices. As a tenant I find renting a full time job, that exhaust me taking away any sense of having home.</p>	<p>Our property management company, Arcanos, provides next to nothing in terms of maintenance, zero amenities, however is very vindictive and hostile when asked to do the most basic repairs in units, and in common areas. It takes weeks, months , and even years of asking to have things fixed. Many of these requests are simply ignored, some are lied about (like non existent monthly pest control that doesn't happen yet the notice is posted on the bulletin board) and others fulfilled late, poorly, and with damage. In spite of filing complaints with the city through RentSafeTO program the enforcement doesn't happen. Often MLS officers don't bother to come onsite, take advantage of vulnerable tenants and close cases blaming elderly residents for the issue or acting as protectors of property manager. There is literally nowhere to turn for help as the entire system is set for landlords, against tenants. There is a systemic flaw in the current system that results in tenants being prey to unscrupulous landlords. Politicians, even those on the left, like Councillor Gord Perks, are totally uninterested in dealing with tenant' complaints. Ignoring and never acknowledging being a number one „response“. Though in the media they boast about themselves as advocates for renters. Totally hypocritical. The only options for tenants is to take matters in their own hand and organize,</p>

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			protest, do a rent strike, etc. Nobody cares about us.
Halifax	Nova Scotia	As a tenant, the lack of tenant protections means that I lack the security I need to request basic property maintenance that have been requested and not provided for several years. I fear unaffordable rent increases that could cause me to become homeless.	
Calgary	Alberta	In my last building, garden towers, all kinds of unprofessional behavior occurred. Despite raising the rent by hundreds of dollars a year, the building did not treat for the building wide cockroach infestations, maintain the water system, or repair the fire alarm, leading to regular alarm failures and false alarms at all hours. The building changed electricity providers a few years into my lease, claiming they would return my deposit on move out, then taking a new deposit for the next electricity company (neither deposit was returned despite me paying all funds due promptly for over a decade..Following the 2013 floods, they raised the rent, and demanded everyone top up our damage deposits to match the new rent, while on file only showing the original damage deposit. In 2014, a pipe burst in a higher unit, leaking into my unit and bubbling up the walls. The company said they would be repairing things, but all they did was put a fasn in my unit for a few days.I ended up having to incur costs and labour myself to repair the kitchen and bedroom walls (thankfully I am a painter by trade and had the tools to do the repairs, but it was not my responsibility). When mayflower was running the building, they sent threatening letters to tenants after losing our paperwork, threatening fines if we did no immediately fill out everything again. Building management gave out our contact info leading to harassing sales from telus for several years now, even after I have moved out. They also allowed high pressure sales people to set up booths in the lobby to heckle us for some monetary benefit I assume. After getting bear sprayed in front of our building in fall 2023, security couldn't be bothered to get involved, so I had to report the assault myself . They also would not look into the drug dealers who lived across from me when they broke into my storage room and stole my bike, despite being highly motivated to look through footage when a paper recycling big got moved in the lobby. After the bear spray incident, I had had enough and decided to move. After my walkthrough,	

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		<p>they scheduled a second walkthrough the next day without me, which I would have been perfectly fine attending, but was not given the opportunity to attend. After getting the clear and moving out, they mistakenly took an additional month's rent from my bank account, and it took over a month or back and forth to get it back. This was not in lieu of my damage deposit. I also had to hassle them to get that back. There were no flaws found in my walkthrough, I repaired and repainted everything to better condition than when I moved in, and had done several repairs neglected by the building. I never got the proper damage deposit back from the 2013 "top up" although it is possible the previous company pocketed it and the new one wasn't aware. I was also never reimbursed my two electrical deposits. It was only after threatening legal action that I even got back what I did. I have thankfully moved into my own condo now, but every person still living in that apartment building deserved better and I will continue to speak up for them. This building is run by slumlords and anything they get is too good for them. I'm no sensitive baby. I'm a journeyman in the trades and an Afghanistan vet, and this shit is vile. Management companies like these should be ashamed of themselves for taking advantage of people.</p>	
Ottawa	Ontario	<p>precarity of housing, fear of bad faith eviction/renoviction, majority of income eaten up by rent, delays on any non-urgent property repairs and urgent property repairs taking longer than they should, complete lack of final say over my own home</p>	<p>I was harassed by a landlord and had to break my lease and move out</p>
East York	ON - Ontario	<p>Vulnerable to increases evictions</p>	<p>Living at 500 Dawes Rd with worst landlord in GTA</p>
Hamilton	Ontario	<p>With the little bit of money I get from disability and the cost of living I'm afraid of what will happen everywhere you look it's Tents and I think that might be me The cost of rent these days wow</p>	<p>I don't want to live in a tent</p>
Toronto	Ontario	<p>I'm on disability. It WILL affect me negatively, in every way possible.</p>	
ottawa	ontario	<p>it brings financial woes being on odsp my cheque is limited</p>	<p>i have moved from a slum to a building the rent is high and every increase is a chunk out of my basic needs</p>
Bedford	NS	<p>I am lucky that I am not in a dire situation - I have safe, comfortable, affordable housing right now. I'm also extremely aware how that could change in an instant.</p> <p>I've lived in my apartment since 2018. The prices have gone up so much in the last few years that my husband and I</p>	

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		<p>can't afford to go anywhere else, a one bedroom apartment in the HRM now routinely costs twice what we pay for a two bedroom. Our jobs have changed since we took this apartment, but we can't afford to move closer to our new workplaces so we're forced to commute, sometimes up to 3 hours daily.</p> <p>I'm terrified that something outside of our control will happen to the building - a leak, a change of ownership, etc - because we have nowhere else to go. We are scared to ask our landlords for anything, even minor repairs or maintenance, we just don't want to rock the boat in a situation where they hold all the power. A ban on unaffordable rent increases would have kept the market rate from going up at such an insane pace.</p>	
Toronto	Ontario	Inadequate upkeep, lack of maintenance unfair rent hikes	<p>From 2007 to 2013 my unit had no increase in rent MPAC sent notice the property taxes were decreased owner was to issue refunds, not done. In 2013 new owner purchased and painted unit doors very unprofessionally with lots of spills and flaws and started raising rent as much and as often as possible. Every year since 2013 to 2024 we have seen decline in the property including pests. Owner is only interested in work that can be leveraged to raise rent above the set amount. They do not have a proper cleaning service they have a relative of a tenant using household cleaning products to spot clean. They also took advantage of a person with intellectual disabilities to offer a sum of money to vacate the unit. They have a reputation for unauthorized entry in tenants units. It bothers me the landlord gets away with all this and we can't afford to move. There should be a holiness for tenants to report and open investigations with actual consequences to determine landlords with steep fines and penalties for wrongdoing.</p>
Hamilton	Ontario	<p>We feel almost helpless against multi-million dollar companies. Drake Property Management took over our building two months ago, and we are unsure if our new landlord will be permitted to evict us, emboldened by loopholes in government legislation. One of the ways they are acting is through denial of basic services. Our neighbours told us they have been battling the landlord for a month to provide bedbug treatments. They had to throw out mattresses and other furniture, and they have young children living with them. We now fear bedbugs will migrate to our apartment due to the growing infestations from the landlord's lack of</p>	<p>We received notice that our new landlord, Drake Property Management, intends to charge us \$50 per month up to \$200 for hydro usage during the summer months to use our own air conditioners, or they will demand we remove them. We contacted our utility company to find out the landlord pays nothing towards our usage. We have lived in our apartment for over a decade with the previous landlord. They never threatened us with surcharges or other actions for own electricity usage. Instead, the former landlord advised us it wasn't their concern how we used our appliances or devices, since we were responsible for our own hydro. Our new landlord's</p>

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		action. We have seen, read and heard numerous news reports about how aggressive corporate landlords are able to skirt existing laws to disrupt and impact the lives of tenants, and our landlord is proving this to be true by moving as fast as possible to make our lives untenable and distressing within our own homes.	demands are particularly egregious, as the majority of scientists and meteorologists agree heat will continue to rise to new record levels in Canada for many years to come. Stopping this type of illegal and unethical behaviour should be central to the National Tenant Rights Standards. Thank you.
London	Ontario	Have lived here 29 years and feel like a sitting duck. Fear I could be forced out at any time.	Currently still pay well below so called market value for my apartment due to having lived here for such a long time - 29 years.
Niagara Falls	Ontario	Makes living uneasy, unsure of how vulnerable your existence could be at anytime	It was suggested that I 'move' without any official notice, I'm still hanging in and prepared for a fight via L&T board
Mississauga	Ontario	Unsecure. Fear of being homeless one day.	2 years ago, I delayed payment of my rent and I got a threatening letter , that if this happening again I and my family will be evicted.
Brampton	ON	I am a retired and on fixed income. The lack of tenant protection will see me on the streets as rent right now is already almost unmanageable. I fear the continued rent increase will force me out in the cold. And now the threat of companies buying out old apartment buildings with no regard to the tenants is causing me major anxiety	It's difficult to suggest a simple solution to issues facing tenants these days. It seems one issue leads to another. The apartment owners need to make money and the need to raise rent is real. Unfortunately the salaries of most tenants are not going up exponentially. The inflation the country is experiencing is a major compounding factor in our lives. Can the govt. force the apt owners to freeze our rent? and for how long? That too presents a myriad of problems. Will the owners continue the upkeep of the buildings without revenue coming in? Or maybe our rents could be subsidized by the govt?
Calgary	Alberta	Arbitrary, exorbitant rate increases. Decreasing value and amenities. Overall home insecurity.	Housing should not be run like a business.
London	Ont	I got RENOVICTED and had to move and take a roommate but now paying DOUBLE AND A HALF RENT. THE QUALITY OF MY LIFE NOW, MAKES ME FEEL DESPERATE INSTEAD OF , FREE TO CHOOSE, CHOOSE WHAT, PAY 2000.00 FOR RENT OR LIVE ON THE STREET AFTER PAYING 40% TAX FOR THE 40 YRARS I WORKED AND BUILT THIS COUNTRY.THIS IS CORRUPT AND ABHORENT	Greedy rich and those who give nothing are being alliwed to take control of this country . Why do we need a govt.....THEY RE supposed to be protecting us and standing for us. Abolish govt and let the hreedy rich that will never be satisfied, RUN THE COUNTRY the way they are now. We cant afford to live in canada anymore, we re now poor.
Hamilton	Ontario	It makes renters powerless, without rights. This is not acceptable.	I am a renter because I cannot afford to own a home. Currently my landlord can raise my rent beyond inflation rates, evict me to get more rent from new tenants, sell the building to offshore investors who don't care about the tenants.
Mississauga	Ontario	The property is made from low standard materials and using cheap labour. The equipment (pumps, pipes, etc.) are not adequately maintained or replaced and/or not properly insured. So, when something breaks down and needs fixing, the landlord raises rent above	We are the first tenants in our building (after it was previously damaged by a fire). In less than a year, we had a window leak and a roof leak. The landlord increased rent above guideline; we were recent immigrants then and thought that we could not contest the increase and paid up and

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		<p>guideline to fix their issues. It's like the ship of Theseus; after so much fixing, I have to ask if the property should now belong to the renters instead of the landlord?!?!</p>	<p>since then have paid the increased amount (in addition to the regular increases). A year or so ago, a pump failed and to cover the cost of \$1 million plus for that repair, the landlord issued another AGI. This pump was not covered by landlord's insurance for whatever reason. So, if my property is damaged, my renter's insurance must pay. If the landlord's property is damaged, again, I have to pay?!? This is a double standard. Why was the pump not insured? Poor quality? Poor maintenance? Is that why insurance didn't cover it? Or did the landlord try to save a few bucks by not insuring it in the first place? This was nothing short of a pathetic money-grabbing exercise by the landlord.</p>
Hamilton	Ontario	<p>I am a potential landlord, but I believe the quality of life for everyone is affected when people have no stability, are stretched to the limits, or even end up on the street.</p>	
London	Ontario	<p>I am now a senior. I moved in where I live now 2 years ago oct. 1. I was attempting to move for Sept. 1st 2022 but had to change to October 1st because they were renovating my unit. I moved in and the following April 2023 the buildings had been sold. I am now being reno-evicted and they want me out by July 31st, 2024. I have no where to go. I have been on the rent geared to income list for I believe 7 years, here in London and in York Region. I received a reply from York Region and they said the wait would be at least 15 years. This would make me 79. In London there is no specific wait time. This is not good!!!</p>	
London	Ontario	<p>Ban no fault evictions</p>	<p>I am 75 years old living in my apt for 25 years they are trying to evict me for no reason can't even enjoy the little things in life always worried whats coming next Please! help me Joe</p>
Hamilton	Ontario	<p>When I had bugs in my apartment, the management company kept doing nothing and they just waited for me to leave so they clean up the apartment and jack up the rent.</p>	<p>Regardless of what type of apartment, house, or condo, you live in, everyone should be treated the same regardless of how much rent they pay.</p>
Toronto	Ontario	<p>Im a renter and have been for over 30 years. Home ownership is unaffordable, we need rentals to stay affordable - we dont need more people on the streets</p>	
Toronto	Ontario	<p>I pay far too much rent for too small a space.</p>	<p>Most landlords are unreliable and charge too much for too little.</p>
Toronto	Ontario	<p>I pay far too much rent for too small a space.</p>	<p>Most landlords are unreliable and charge too much for too little.</p>
Hamilton	Ontario	<p>Most definitely lack of tenant protection affect me</p>	<p>Landlord keep on raising the rent to the above guidelines</p>
London	Ontario	<p>Without them I would be homeless. I already live with a blood cancer, and have recently had heart problems. Having a home gives me peace and</p>	

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		<p>security. I would not survive on the street. We all deserve a peaceful and comfortable, even if basic home at this time of our lives.</p>	
Hamilton	Ontario	<p>My first AGI 2024. Rent should be controlled</p>	<p>Comment: When did Housing become the next RRSP investment? Housing is a basic necessary of life and should only go up the cost of living. Housing when up too much in the last 20 years more then my RRSPs did Why ? . le Doug Ford made a profit of 2.2 million after selling is home that he brought in 1999 for 500,000. Is this fair ? What is the future of ontario ? Housing should be concerned a basic necessary of life not an investment.</p>
Brampton	Ontario	<p>Threatens to render me homeless, a result of no fault evictions which violates every Canadian Right. In a time when this country's largest and most important issues, affordable housing as a right, and homelessness, no fault evictions continue at an alarming increase. In the first 9 months of 2023, a 77% increase was seen in landlords applying for N12's, over the entire year of 2022. For each rental unit vacated by these evictions is one more unit that is now financially out of reach for most Ontarians. Over 50,000 applications were applied for by landlords in 2021, that number increased to over 88,000 by the end of 2023. Not only are these unjust evictions permitted, the personal tole is not even a consideration. Ontarians are going to their family physicians for a referral to MAID, information imparted to me by my family physician, as they would rather lose their life than live on the streets.</p> <p>For myself this 2 1/2 year battle upon being in receipt of a bad faith N12, has rendered astable illness, terminal awaiting neurological surgery.</p> <p>The LTB provides no legal, procedural, fairness of the process, impartiality or respect to tenants. One major change that may result in tenant protection by the LTB, is to remove Adjudicators having the final decision unless it is according to the ACT. Adjudicators should not be permitted to edit and revise the ACT, but rather be bound to adhere to it with no exceptions.</p>	<p>The barbaric, unjust existence of, "no fault evictions", is not only unconstitutional, it violates human rights, rights and freedoms, privacy rights and freedom of speech. Housing and food should never be in jeopardy or threatened.</p> <p>I have been in the battle fighting a, "bad faith", N12 for 2 1/2 years. The result of exercising my legal, tenant and human rights. My evidence pieces, if read by the LTB, prove without doubt this eviction is the result of reprisal/retaliation by this landlord.</p> <p>The violations of the ACT/LTB rules in my case are staggering. The landlord has cited during hearings, and written on documents under oath, multiple untruths. Written directly on an N12, and to follow, L2, untruths a chargeable offence, yet no chargeable offence has been applied to this landlord.</p> <p>During my last hearing in December of 2023 the landlord was completely untruthful with his own legal counsel, accusing me of having cashed several cheques he had issued me. Two compensation cheques have been issued since this journey began, neither were cashed, nor would they be. In addition to this violation, any and all information that is to be discussed during a hearing must be entered into evidence to the LTB, and myself in the time set out or it is not admissible. The above example was not provided to me, one of many, yet permitted to be discussed, as were the others.</p> <p>This lengthy battle, with yet a 4th N12 served with a hearing date scheduled for October 2024, has taken a stable illness and rendered it terminal. Undergoing a round of experimental treatments lacked the efficacy and sustainability my medical team hoped to see due to the enormity of</p>

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			<p>this housing threat. A second experimental treatment involving neurological surgery to provide some quality of life, has been shelved for the same reason. The landlord has been apprised of these, as well as my having two referrals into MAiD. These, "no fault", evictions have not only threatened to remove myself from my home of nearly 15 years, this is happening to thousands of Ontarians. These evictions do not discriminate, disabled, seniors, families, seriously ill, pets are not immune. I am being denied any quality of life treatments available due to the impact this major stressor has on the efficacy and sustainability of these treatments. According to my family physician he is being approached by patients facing this same circumstance, requesting referrals to MAiD, as they would rather lose their lives than be homeless. These evictions come with loss of life in many cases, along with one's home. The human piece and ultimate price some Canadians are paying, is not even a consideration.</p> <p>My legal counsel in the hearing of December 2024, when once again the probing into my private medical information was brought up, argued the opposing counsel was not permitted under the Accomodation of the Human Rights Act, to inquire into my medical history without my authorization, which they have not, nor will they, be in receipt of. The Adjudicator did not feel the reason for the opposing counsel inquiring about my medical status as, "being unreasonable". The LTB, under a confidentiality order, is in receipt of medical documentation by my specialists. The Adjudicator in this hearing, also socializes outside of the LTB with the opposing counsel, a conflict of interest which he did provide me the option to go ahead or request an adjournment. If my faculties were still in place, and given instances where my evidence has not been even been read, I have received no fairness of the process, procedures followed, impartiality, transparency, adherence to the ACT/LTB rules, and respect, I would have requested an adjournment. The first 21 minutes of the recording of that hearing very clearly exemplifies a conflict of interest.</p> <p>The LTB provides no legal, procedural, fairness of the process, impartiality or respect to tenants. One major change that may result in some level of protection for tenants having to deal with the LTB where, "no fault", evictions are concerned, would</p>
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			<p>be to remove Adjudicators having the final decision unless it is according to the ACT. Adjudicators should not be permitted to edit and revise the ACT, but rather be bound to adhere to it with no exceptions. The 4th N12 is date the same day as the L2, not permitted according to the LTB. With that knowledge went ahead and issued a hearing date. The L2 should have had to be reissued and placed back into the queue awaiting a new hearing date.</p> <p>The hearing in August 2023, the landlords application was accepted void of a declaration and containing multiple errors both on the N12 and L2. Void of a declaration alone, the N12 states it will not be accepted. Not only was it accepted, it was placed back in the queue, expedited. There are numerous other examples of the LTB not addressing or adhering to the ACT or their own rules.</p> <p>Canadians are living in fear and deplorable conditions that should they exercise their rights they will be rendered homeless. We are in an affordable housing and homelessness crisis, yet a major underlying cause continues to deliberately go unnoticed or addressed by any level of government, "no fault".</p> <p>No fault eviction applications in the first 9 months of 2023 increased by 77% over the entire year of 2022. In 2021 landlords had applied for over 50,000 no fault applications, that number is over 88,000 now. It was also during these years where we began to see an exploding number of tent cities, I do not feel this is a coincidence, nor do I feel that everyone living this way is by their own choice.</p> <p>A resolution of homelessness and the lack of affordable housing should be keeping people in their homes, not padding the pockets of bad faith landlords, and abolishing, what I consider to be one of the most criminal processes happening to Ontarians, really it impacts all of Canada. Should the LTB pass an order that an N12 or N13 was served in bad faith, the fine is a payout up to \$50,000. The LTB is negligent in this area as well. T2's have been filed, many are not being paid out at all, and the ones that are, are a nominal amount nowhere close to \$50,000.</p> <p>I would like to see Canada return to the country I took pride in, my Grandparents took pride in. Previous generations of Canadians would be shocked and appalled</p>
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			<p>that their beloved country has become an eviction factory.</p> <p>It is too late for me, but as long as I am able to fight such an incredible and inhumane injustice, in the hopes one day soon other Canadians will not, I will be.</p>
Vancouver	BC	It affects me because should I choose to move there is no affordable housing and in the current climate no guarantee that a landlord won't renovict or raise rent to unaffordable amounts.	It has affected me. I was renovicted and was unable to find affordable housing in the market I lived in. I had to apply for subsidized housing in another market altogether. I was completely displaced from my friends, family and neighbourhood.
Mississauga	Ontario	You have no say if you want to stay in your townhouse when they lie and say you have 60 days to move out	To prevent renovations and above guideline increases and full rent control
Scarborough	Ontario	Sometimes the landlord has to do renovations to some parts of the unit, however they say they need access to the to the entire place. During that time, the person(s) living in the unit are forced to leave and sometimes cannot return to the unit.	There are many stories out there that talks about long term tenants being kicked out of their unit so it could be sold at a higher price to somebody else. I'm worried this could happen to me or any other tenant.
Halifax	Nova Scotia	Although I am personally a home owner, the vast majority of my friends in the city are not and most of them are experiencing precarious or insecure housing. Many of the people I know and love are not be able to stay within communities where they feel a sense of belonging and connection, are couch surfing, over working with chronic disabilities that make the financial demands unsustainable, or staying in abusive relationships they want to leave because they have nowhere to go. No one should have to sacrifice physical or emotional safety just to have access to basic life necessities like a bed, bathroom, or place to eat.	
VANCOUVER	BC	I'm a senior renter and I can't move because there is no vacancy control on rents.	I am a senior renter and I cannot move because we don't have vacancy control here in BC
Waterloo	Ontario	I'm not sure that it has - yet, but I wish to be informed of how it might in the future.	I live on a limited, retirement income and could not afford to be evicted or have my rent increase too much.
Calgary	AB	I'm quite affected thus far by the ever increasing cost to live in a rental as a family of four. We're in the perilous situation of not having nearly enough to pay a mortgage on the grossly overvalued real estate in this city, but we're also unable to save enough to even consider it because such an outsized portion of our expenses is going to the rent every month. My partner and I through no fault of our own are living with disabilities -- mine from a collision and my partner's from a trauma in childhood - - and the industries we had done well in throughout the last decade and a half have been gutted by the same private	I don't know how to quantify it, but no serious person would argue that poverty stress does us any good. My partner and I have to live with the reality that we don't know when we'll even be able to make a sufficient income to be in the black each month. Currently, without protections, we could be among the families finding themselves without a place to live in the future. Beyond the personal devastation of that possible outcome, I'm furious that the government -- which includes countless well educated people who I'm sure are aware of the issue -- seem to have abdicated any responsibility for the problem. From my own perspective it looks

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		<p>equity interests actively worsening the housing crisis and other factors of the rising cost of living. For a moment let's rephrase "cost of living" to "the price to stay alive" and maybe you'll comprehend just how blind we've all become to the deadly consequences of the status quo. We have the resources to house and feed everyone, but instead we have a government who have deliberately accelerated the decline in living standards by opening the door to the what I can only hope is the last phase of this unconscionable cash grab before the housing market (wildly out of step with the rest of the G7 by a large margin) finally crashes as the poverty of the bottom leaves a depleted pool of renters who can afford the greedy rates, and a landslide of foreclosures finally floods the market with new properties. All this while household debt now exceeds Canada's ENTIRE GDP.</p>	<p>as if they've adopted as fact the cynical view that we can't even entertain any action that might impact the profits of the already obscenely wealthy. We're poor and we're having our ability to live met with a collective shrug emoji because capitalists are feeling worried about how often they'll be able to go to space with their pals.</p>
Calgary	Alberta	<p>We have to move but have nowhere to move to as every company is raising rents sky high. Our rent will raise 80%.</p>	<p>Our rent will be going up 80% at next lease signing. We cannot afford this and there is no other place to move to. 80%!!!!!!!!! Do SOMETHING!!!! We are one of many in a building bought by Avenue Living. They are on site half time only. Residents left with one elevator working almost every weekend because nobody to monitor what is happening.</p>
Kitchener	Ontario	<p>Living in constant fear of homelessness.</p>	<p>Landlords are by nature abusive and exploitative.</p>
Halifax	NS	<p>I had my fixed term lease cancelled out of the blue. I ended up moving less than 2 months after that notice because I didn't want to wait and see how the rental market would accommodate me and my partner in September. Our rent is almost double in the new place. We didn't have to move too far. We are extremely lucky in this situation. In our 5.5 years renting at the previous address my partner upgraded her education and now works as an elementary school teacher so our income will only grow from here. Not everyone has the privilege to pay more for their next apartment. This is how people become homeless.</p>	<p>Fixed term leases are just loopholes for landlords to push tenants around and increase the rent as much as they want between tenants.</p>
Ottawa	Ontario	<p>I would like to move to a better designed and situated apartment (I'm disabled) but anything appearing in ads is priced well beyond what I can manage on a basic Canada pension.</p>	<p>An example: I notice that upcoming vacant apartments in my building are not reoccupied immediately with a new tenant, but left vacant for a month or two. This makes them exempt from rent controls and the owners can then charge whatever the market will bear. This is a major problem in the system and needs to be tightened up with legislation.</p>
Toronto	Ontario	<p>The lack of tenant protection affect my health as someone living with a</p>	

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		disability, not knowing whether I will be able to afford my next rent increase is a constant source of stress for me.	
Toronto	Ontario	The lack of tenant protection affect my health as someone living with a disability, not knowing whether I will be able to afford my next rent increase is a constant source of stress for me.	I have been at my current rental apartment for over 20 years and my new landlord of 15 years constantly threatens to evict me and refuses to do any repairs which are minimal. I feel powerless in the face of my landlord who uses the tenant tribunal to intimidate, even though the allegations are unfounded and he withdraws his allegations every time, it is a constant source off unwanted stress given my health issues.
Ottawa	Ontario	Increasing threats of renoviction and increasing rents	
London	Ontario	Well we have a problem. We are seniors and our landlord has asked us to move. We cannot find a place that suits our needs without spending way way over our budget. We need one floor, 1.5 washrooms. Stairs are very difficult. We need pet friendly, decent heat, etc.	Because landlords can and will increase the rent pricing seniors and families out of their rentals. There seems to be no limits to what they can ask. There seems to be limits on REITS, big companies and investors buying everything affordable. Its a mess.
Calgary	AB	33.33% increase on my rent, I haven't seen a penny increase in my wages, I have a young family who needs my care and attention.However I have to travel 800-1000 km away from my family looking for a jobso I can afford my rent	
Hamilton	Ontario	As a 26 year tenant at the same apartment, I have my 1 bedroom unit at \$663.09, which is critically important, as I am also on ODSP and my astonishingly below-market rent STILL exceeds the ODSP rental allowance of \$556/month. Without real tenant protections, I live in significant daily fear of renoviction- it is a constant anxiety (at times rising to the level of actual panic attacks- specifically anytime this building is put up for sale) that contributes to the worsening my health overall. It is difficult to focus on getting well when you feel like there is a target on your back. I have already come to the unavoidable conclusion that if the worst ever happens, I will have no recourse but MAID. I am not equipped to face the horrific and inhumane realities that are the daily challenges of our city's unhoused residents. So, for me and those like me, robust tenant protections are quite literally the difference between life and death.	I think the above answer just about covers it, with the exception of pointing out that a national standard would make it possible for people like me to take advantage of an opportunity to relocate elsewhere in the country (especially if that were to pursue the betterment of our health) and know that tenant rights standards offered equal protections across Canada.
London	Ontario	Was renovicted felt helpless tons of stress	Too many bad faith n12 and n13 landlords are not trusted and greed has a lot to do with the doubling of rent need rent controls that work now
Victoria	British Columbia	I was renovicted, for the first-time in my life. I found another place but the rent was hundreds of dollars more per month.	These days it just seems like homeowners and landlords have the upper hand and that renters are left holding the bag.

ACORN MEMBERS SPEAK OUT – NATIONAL TENANT RIGHTS STANDARDS

Hamilton	Ontario	makes me vulnerable to landlords and especially when new landlords take over	
Edmonton	Alberta	N/A	Having worked in the non-profit sector, and seeing how precariously housed most low to middle income folks are, it is clear that the answer to the housing crisis is not only to build more affordable housing, but to protect a persons right to housing once they have been housed. Too often we see people losing their housing due to income inequality, disabilities, health crisis, and the rising costs of living. Tenants face eviction for many reasons that are completely out of their control. No amount of new housing will provide the stability that tenants need if we are unwilling to address the power imbalance that currently exists between landlords and tenants. Housing is a human right which must be protected. The well being of the tenant should be at the forefront of all housing related policies and landlord requirements. We need landlord licensing and regulations in order to hold property owners accountable and prevent ongoing human rights violations.
Ottawa	Ontario	It means I cannot realistically plan for the future because I cannot rely on living in a stable rental unit for more than a year at a time. I must always be prepared for an eviction notice.	
Calgary	Alberta	As a person on a fixed budget, my family is one rent raise away from homelessness. I already know the tenant above me, who is on disability benefits has just had their rent raised by \$500 and had to move. Without rent caps any low income or fixed budget person will risk homelessness as rents skyrocket. I've worked all my life and had to retire due to medical reasons in the last few years. I can't work in order to pay a higher rent.	We're paying as much and more as a homeowner without full legal rights when other tenants or landlords make it difficult to obtain repairs on plumbing and appliances - or are unwilling to address noise complaints.
Vancouver	BC	As a single woman over 60 living in the heart of Vancouver, I rent. I have to - I've never been married or had enough income to buy property. Since the beginning of construction of the Skytrain extension a couple of years ago, buildings all around the one I live in are seeking rezoning so that the owners can make a bunch of money, and in doing so, force out long term tenants like myself whose rent is barely affordable. The city wants to densify the area along West Broadway without having to consider what happens to the current tenants. Where are we supposed to move to while these new buildings are being build on our homes? Right now, I pay approximately \$1400/month for a one bedroom. (that is actually 50% of my monthly income right now) When a	See above.

		<p>person moves into a comparable one bedroom in the building where I currently live, they are paying approximately \$2,000/month.</p> <p>Wages have not kept pace with corporate greed, so I am at a loss to know who can afford that price. And when the new buildings are built with only 20% "affordable" suites, whatever that means, who among the previous tenants will be able to afford to move back to their neighbourhood?</p> <p>We renters make up the vast majority of the employees in this city and neighbourhood, and yet, we are faced with ridiculous rents that can only be afforded by people having to share their living space with two or three other people. We renters make the coffees, the food, and all the other services provided to all people in the city, and yet, we get evicted with no recourse, no assistance, no support - just, "Hey, your building has been sold, you have 4 months to leave. Sayonara!" Seriously, who is going to make the coffees/burgers/whatever?</p> <p>And in addition to that, if people are evicted, but want to keep their job, they need to move miles away and drive to work, which creates more greenhouse gases, more traffic, more stress.</p> <p>What we need is protection from development evictions, from "my family member wants to move in, so you need to go" evictions. Because we want to live in the city, but the city *needs* us to run effectively. So, stop demovictions, development evictions, family evictions. Oh, and PLEASE change rent increases to a maximum of 2% of what the rent was *when I moved in*, not "what it is this year." Because, frankly, every time the rent goes up, it is a bigger jump than the year before, and now, as I mentioned, my rent is 50% of my income. What is going to happen to me in five years?</p> <p>I know this may not seem like a problem for you - the city, the province and the country need money to keep going. But you, like I, are people, people who got into politics to try to make this place, this country, a better place to live. Well, here's your chance to protect the millions and millions of renters who keep our economy going.</p> <p>Thank you.</p>	
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Toronto	Ontario	Fortunately, my building has tenant protections, can only increase rent within a certain percentage.	I have heard nightmare stories about people with no protection of their rent going up so high they have to move!
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