



ACORN Canada

2024 ANNUAL REPORT



Foreword

Like every year, ACORN grew stronger, but last year was special. 2024 marked ACORN's 20th year of building power! Started in Weston neighbourhood in Toronto in 2004, ACORN grew exponentially and is now organizing in 31 neighbourhood chapters in 10 regions across Canada—no small feat!

The year also saw our Seventh Biennial National Convention, where more than 250 ACORN members from coast to coast came together to commemorate 20 years of ACORN. It was also a moment of leadership transition, as Marva Burnett, ACORN's National President, passed the baton to me. The standing ovation from ACORN members at the convention was a testament to Marva's dedication and leadership!

Now, when it comes to our achievements over the past year, it's truly difficult to list them all—because we accomplished a lot!

- In Alberta, our tenant organizing forced the Canada Infrastructure Bank (CIB) to include affordability covenants in all retrofit financing deals. This means landlords must ensure housing remains affordable as they receive millions of dollars in federal funding for energy-efficient upgrades.
- In Ontario, Hamilton passed an anti-renoviction bylaw after a multi-year campaign—the first of its kind in the province. Many cities followed suit, with London as the immediate second, followed by Toronto.
- In BC, our members won a ban on landlord-use evictions in apartment buildings.
- In New Brunswick, we successfully reinstated the rent cap after intense advocacy.
- Ontario ACORN expanded, with active engagement in Lindsay and the Kitchener-Waterloo region, mobilizing hundreds of members to fight for rent control.

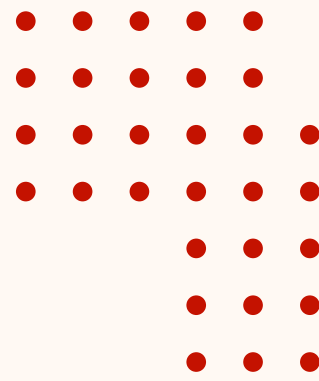
We are also exposing the links between climate change and its impact on low- and moderate-income tenants, ensuring that climate action does not worsen the housing crisis. ACORN launched the Beat the Heat campaign in several cities, including Calgary, Toronto, Hamilton, and Ottawa, and took action with allies in Nova Scotia and New Brunswick to push for solutions to energy poverty.

We know our work is far from over. Corporations are raking in billions while the cost-of-living crisis deepens, disproportionately affecting the most vulnerable. ACORN will continue building power—building by building, block by block, city by city—to demand real change. People united will never be defeated!

Alejandra Ruiz-Vargas
National President,
ACORN Canada



Year in Review



Doors Knocked **164,000**

Membership Total **185,000**

Turnout **10,482**

Number of Events **809**

Press Hits **310**

Offices **8**

Cities **14**

Provinces **5**

Chapters **31**



National Convention 2024

Celebrating 20 years of ACORN!

More than 250 ACORN members from across Canada gathered at Ontario Tech University in Oshawa from June 15-17 to celebrate 20 years of community organizing and power-building.

Workshops: Members participated in engaging workshops designed to strengthen grassroots organizing and leadership skills, covering topics from ACORN Radio to national housing and fair banking campaigns.

Member Speakout: ACORN leaders from each province and city shared campaign victories and ongoing struggles.

Plenary: Guest speakers included labour leaders, community advocates, the Leader of the Ontario NDP, and the Mayor of Oshawa.

Door-knocking Blitz: Following the plenary, members attended a workshop on outreach, then knocked on doors in Scarborough, Whitby, Ajax, and Oshawa, collecting over 1,000 petition signatures in support of our campaign for National Tenant Rights Standards.



National Convention 2024

Celebrating 20 years of ACORN!

The Convention concluded with a march to the offices of two federal agencies – the Canada Mortgage and Housing Corporation (CMHC) and the Canada Infrastructure Bank (CIB)—in downtown Toronto.

Both CMHC and CIB are investing billions of dollars to support private corporate developers in creating new housing and conducting green retrofits without conditions to ensure affordability or prevent tenant displacement. ACORN members delivered hundreds of tenant testimonies to CMHC and successfully secured a meeting with CIB officials to demand tenant protections in all federally funded housing projects.



National Campaigns

Housing & Tenant Protection



In Canada, 22.1% of renters are in core housing need, meaning they live in unsuitable, inadequate, or unaffordable housing. A combination of poor housing conditions, lack of tenant protections, and government inaction has intensified the housing crisis, leading to evictions, renovations, demovictions, and unfair rent hikes.

ACORN continues to fight for stronger tenant protections and policies that prioritize people over profit, ensuring safe, stable, and affordable housing for all.

ACORN Demands on Housing:

- Ensure any public money is used to create housing for people in core housing need.
- Create a fund for co-ops, non-profits, land trust organizations, and tenants to acquire at-risk apartment buildings.
- Stop financialized landlords from acquiring more affordable housing by setting limits on ownership.
- Regulate banks, CMHC, and public pension funds to prevent financing corporate landlords who raise rents and displace tenants.
- Mandate full disclosure of property ownership across all provinces.
- Mandate rent control in all provinces to discourage evictions of long-term tenants and maintain affordable units.
- Close tax loopholes in the Income Tax Act that provide massive exemptions to Real Estate Investment Trusts (REITs), or require them to convert 20% of each building into social housing.
- Fund social housing to ensure low-income individuals have access to affordable homes.



National Campaigns

Key Housing Highlights

- ACORN leaders met with the Minister of Housing, Infrastructure, and Communities to discuss the challenges low- and moderate-income tenants face and emphasized the need for enforceable standards in the Canadian Renters' Bill of Rights.
- On National Housing Day (Nov 22nd), ACORN members organized actions in nine cities, sending a clear message to the federal government: prioritize social and non-market housing. These actions were carried out in solidarity with the Social Housing and Human Rights Coalition.
- ACORN compiled hundreds of tenant testimonials highlighting the need for National Tenant Rights Standards in the Canadian Renters' Bill of Rights. These testimonials were delivered directly to CMHC headquarters in Toronto.

Victories

- For the first time in ACORN's history, the federal government announced a Canadian Renter's Bill of Rights. The federal government released a [Blueprint for the Canadian Renters' Bill of Rights](#) (RBR) as part of Budget 2024. However, this blueprint lacks clarity on key tenant protections and does not outline accountability measures for provinces and territories.
- The federal government announced a \$1.5 billion Rental Protection/Acquisition Fund in Budget 2024. This fund aligns with ACORN's long-standing demand for federal support to enable co-ops, non-profits, land trust organizations, and tenants to acquire at-risk apartment buildings.



National Campaigns

Housing and Climate Justice

The climate crisis is having catastrophic effects on our communities, with low- and moderate-income tenants bearing a disproportionate impact. Compared to homeowners, tenants are more likely to have lower incomes and live in older, poorly maintained, and energy-inefficient housing. Inefficient rental housing results in higher utility bills, increased rent burdens, and worsening health issues, especially during extreme weather events, which are becoming more frequent due to climate change.

Addressing the climate crisis must not come at the expense of rent increases or tenant displacement. Decarbonization must go hand in hand with housing justice.

ACORN's Demands on Climate Action

All green infrastructure retrofit partnerships and agreements from the Canada Infrastructure Bank (CIB), Ministry of Housing, Infrastructure and Communities, or CMHC must include:

- Affordability and anti-eviction covenants
- Energy efficiency and mechanical cooling measures
- Coverage for all rental types, from townhomes to high-rises
- Allowance for other necessary improvements before energy efficiency upgrades
- Requirements for landlords to demonstrate tangible benefits for tenants
- Transparent agreements signed by landlords and accessible to tenants
- Formal tenant participation in decision-making; and
- Community Benefit Agreements, signed by financing entities, landlords, and tenants



National Campaigns

Key Climate Justice Highlights

- ACORN leaders met with Canada Infrastructure Bank (CIB) officials to emphasize the need for affordability and anti-eviction covenants in financing agreements with landlords undertaking deep retrofits in apartment buildings.
- ACORN also met with the Office of Energy Efficiency to provide input on the Canada Greener Homes Affordability Program.

Victory! ACORN successfully pressured the Canada Infrastructure Bank to include affordability covenants in its retrofit financing agreements with landlords.



National Campaigns

Fair Banking/End Predatory Lending

The failure of mainstream banks has forced hundreds of thousands of low- and moderate-income Canadians to turn to predatory lenders such as Easy Financial, Money Mart, and Cash Money. These companies charge exorbitant interest rates, making it nearly impossible for borrowers to escape debt. Payday loans (less than \$1,500 repaid in two weeks) have an annual interest rate of 400-600%. Installment loans (larger loans repaid over time) carry an annual interest rate of 60%, plus insurance and other hidden fees.

Through persistent direct actions targeting MPs and predatory lenders, as well as periodic surveys, ACORN has led the fight to expose the harms of these loans and advocate for fair banking alternatives. Last year saw major developments in this fight!

ACORN's Demands on Fair Banking

- Lower the criminal interest rate from 60% to 20% plus the Bank of Canada rate, or 30%, whichever is lower. The maximum rate must include all lending costs, including fines, fees, penalties, insurance, and related expenses.
- Reinstate federal regulation of payday loans by bringing them back under the Criminal Code, rather than leaving regulation to provinces.
- Make enforcement accessible to borrowers, ensuring violations are easily reported and acted upon.
- Create a federally funded Fair Credit Benefit to provide low-cost emergency credit options for low-income individuals.
- Support fair lending alternatives, such as postal banking, in all cities.
- Support fair lending alternatives like postal banking in all cities.
- Lower NSF fees from \$48 to \$10.



National Campaigns

Key Fair Banking Highlights

- ACORN leaders met with the Department of Finance multiple times as the government launched consultations on cracking down on predatory lending—an initiative ACORN won in 2023!
- An ACORN leader testified at the House of Commons Standing Committee on Finance, advocating for lowering the criminal interest rate on installment loans and the need for fair credit alternatives.
- ACORN submitted multiple reports to the Department of Finance, debunking myths about lowering the criminal interest rate and pushing for fair credit options.

Our Fair Banking Victories

Installment loans

The federal government lowered the criminal interest rate from 48% APR to 35% APR, effective January 1, 2025. Additionally, the government conducted consultations on including insurance and other fees in the maximum criminal interest rate cap.

Payday loans

The federal government announced a reduction in the fee charged by payday lenders to \$14 per \$100 borrowed, effective January 1, 2025.

In the Fall Economic Statement, the government committed to:

- Extending the minimum repayment period to 42 days.
- Prohibiting payday lenders from charging insurance fees.

NSF Fees

The federal government announced a reduction in Non-Sufficient Funds (NSF) fees from \$48-50 to \$10.

The government has drafted regulations to implement this change.



National Campaigns

End grocery gouging

Canadians are struggling to afford basic necessities as the cost-of-living crisis worsens, while major grocery chains continue to rake in record profits. Since 2023, food prices have risen by 28%—and they continue to climb.

Our Food Security Demands

ACORN Canada is calling on the Federal Government to tax excessive profits made by grocery chains & place a cap on the price of essential food items to ensure affordability.

In nine cities across the country, over 100 ACORN members rallied to demand that big grocery chains stop price-gouging hardworking Canadians.



Local Campaigns: Alberta

Tenant organizing wins affordability covenants

Alberta ACORN formed multiple tenant unions in buildings across Calgary, including those owned by Avenue Living, Western Canada's fastest-growing Real Estate Investment Trust (REIT).

Based on a survey of 111 tenants living in buildings owned by Avenue Living, ACORN found that tenants faced massive rent increases, substandard living conditions, absent building management, and a lack of tenant engagement on energy retrofits—despite the REIT signing a \$130 million retrofit financing deal with the CIB. Many tenants were forced to move, unable to afford the \$500 rent increases imposed by Avenue Living.

As many as 50 tenants from five Avenue Living buildings joined ACORN at Wyldewood Estates to launch the survey report, "Rent Gouging and Retrofits: Tenants' Perspectives on the CIB Financing Deal with Avenue Living." Some former Avenue Living tenants who had been forced to move due to large rent increases also joined the action. Building management locked themselves in the office and refused to accept the report or engage with tenants.

The report received wide media coverage and formed the basis for successfully pushing the CIB to include affordability covenants in retrofit financing deals with landlords.



Local Campaigns: Alberta

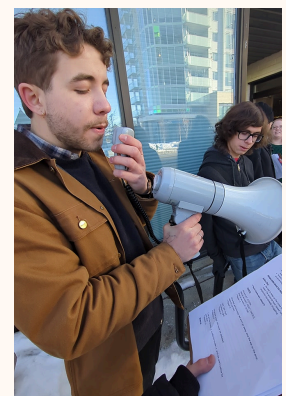
Continuing to build momentum for rent control

Throughout the year, Alberta ACORN was out flyer-ing, petitioning and picketing to demand rent control in the province. Members delivered a demand letter to the office of the UCP Minister of Municipal Affairs, calling for an immediate rent cap.

ACORN also hosted a community forum on rent control, which drew 65 members, including Ward 8 City Councillor Courtney Walcott and NDP MLAs Janis Irwin, Joe Ceci, and Samir Kayande.

Calgary Beat the Heat Campaign

ACORN launched the Beat the Heat Campaign, advocating for a municipal maximum temperature bylaw in rental units, capping indoor temperatures at 26 degrees Celsius.



Local Campaigns: British Columbia

BC ACORN's End No-Fault Eviction Campaign

BC ACORN called for a complete ban on landlord-use evictions after this type of eviction became the most common method of tenant displacement following BC's renovation ban in 2018. After a persistent campaign, the BC provincial government announced:

- A complete ban on landlord-use evictions in purpose-built rental buildings with more than five units.
- A longer tenant notice period for all landlord-use evictions (four months, up from two months).
- Landlords (or their family members) must now occupy the unit for at least 12 months before re-renting it (up from six months), making it harder to fake occupancy as a tactic to remove long-term tenants.
- Harsher penalties for landlords caught evicting tenants under false pretenses.
- The BC Residential Tenancies Branch (RTB) will begin tracking evictions for the first time. Landlords seeking to evict tenants for landlord-use or conversion to a caretaker suite must now report it to a new RTB database.

Density and Demoviction Zones: Surrey's Displacement Crisis

New provincial legislation introduced last winter mandates that areas near transit hubs be opened for redevelopment to allow for denser housing construction. However, this raises concerns about the impact on tenants living in already dense, affordable housing in these demoviction zones.

A report released by BC ACORN revealed that 3,886 apartments near transit hubs are now at increased risk of demoviction, making up almost 30% of Surrey's entire affordable rental housing supply.



Local Campaigns: British Columbia

New Westminster: ACORN ARI Victory at Skyline Towers

Changes to the Residential Tenancy Act in 2021 created a new avenue for BC landlords to raise rents beyond the normal yearly increase through Additional Rent Increases (ARI)—allowing landlords to pass capital expenditure costs onto tenants.

When Skyline Towers attempted to pass over \$1 million in elevator replacement costs onto tenants, they organized and won, successfully defeating the ARI.

New Westminster Fighting for a Better Maintenance Bylaw

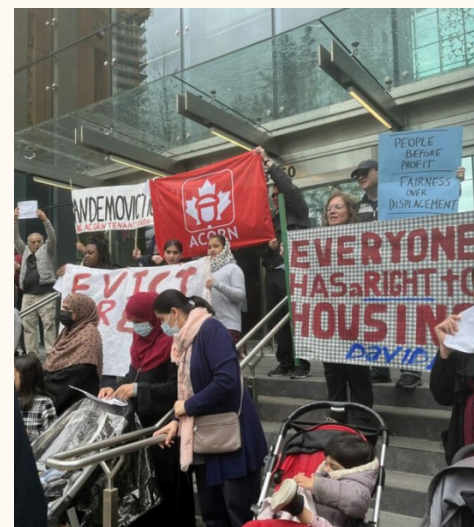
New Westminster ACORN has collected hundreds of tenant survey responses regarding repairs and maintenance issues. Tenants are now fighting for stronger enforcement of maintenance standards.

Stop Tenant Displacement Campaign

ACORN launched the Stop Tenant Displacement Campaign with the Hands Off Our Homes march, where 40+ members and allies marched to Surrey City Hall, demanding that City Council intervene to stop the demoviction of Elizabeth Manor—a low-rise apartment building housing more than 50 low-income families and one of the last remaining affordable rental options in Surrey.

One day after ACORN's march to City Hall, the landlord canceled all eviction notices. However, Surrey City Council unanimously approved the demovictions without debate. More than 40 ACORN members, tenants, and community allies rallied outside Surrey City Hall, urging City Council to vote against the redevelopment of Elizabeth Manor. Despite a public hearing being held inside, City Hall was closed to the public.

Although tenants lost the battle at City Council, they continue to organize with ACORN to protect their communities and fight against displacement.



Local Campaigns: Ontario

Queen's Park Lobby Day

Ontario ACORN's Lobby Day was a major success! Low- and moderate-income leaders from Ottawa, Toronto, Hamilton, London, Peel, and Waterloo Region pressed Members of Provincial Parliament (MPPs) on the urgency of introducing full rent control and banning Above Guideline Increases (AGIs).

Leaders provided an overview of ACORN's platform and campaign highlights, shared personal stories, and listened to speeches from NDP MPP Jill Andrew, Green MPP Aislinn Clancy, and Independent MPP Sarah Jama. During the lunch-hour reception, ACORN welcomed 70 MPPs from all parties, staffers, and journalists. ACORN leaders delivered powerful speeches on the impact of renovictions, demovictions, and AGIs, reiterated campaign demands, and urged MPPs to endorse the platform.



Local Campaigns: Ontario

Two reports analyzing LTB data: Renovictions & AGIs

Ontario ACORN produced two reports based on data obtained from the Landlord and Tenant Board (LTB) through a Freedom of Information request.:



Ontario Renovictions Report 2024

This report highlights the increasing use of renovictions as a strategy to evict long-term tenants.

Between 2017 and 2021, there was a 70% increase in N12 eviction filings (landlord's own use) and a nearly 300% increase in N13 filings (evictions for renovation or demolition).

More than 22% of all N13 applications were filed by landlords registered as numbered companies. This poses a major issue, as tenants often do not know who their landlord is, creating significant barriers to tenant organizing and securing protections.



Rent Control Loopholes – The Case of AGIs

This report found that 78% of AGI (Above Guideline Increase) applications filed in 2022 were submitted by corporate landlords. This clearly demonstrates that for-profit corporations are exploiting rent control loopholes to increase rents and pass basic repair and maintenance costs onto tenants.

ACORN's Policy Demands:

- Chronic neglect should be classified as an ineligible expenditure under AGIs.
- Rent reductions after AGIs expire should be automatically enforced by the LTB, rather than requiring tenants to file.
- Energy conservation expenditures—such as retrofits for energy efficiency—should not be covered under AGIs.



Local Campaigns: Ontario

Organizing against Klein - Ontario's King of Renovictions

ACORN has been organizing in buildings owned by landlord Michael Klein for several years. Last year, ACORN launched a landlord profile on Klein, titled "Ontario's Biggest Renovictor," which coincided with a multi-city action. Through corporate record searches, ACORN has linked Michael Klein to 24 buildings (and counting) in nine cities where tenants are experiencing mass renovictions.



Victory! Renoviction stopped!

Tenants at 3 Torbolton Dr., Toronto won their Landlord and Tenant Board (LTB) case, successfully stopping their renoviction!

Ontario ACORN continues to develop a coordinated strategy with legal representatives and tenant groups to prevent further renovictions across the province.



Local Campaigns: Toronto

Toronto ACORN Wins an Anti-Renoviction Bylaw

After years of relentless advocacy, Toronto ACORN successfully won a strong anti-renoviction bylaw. Modeled after Hamilton’s anti-renoviction bylaw, which Hamilton ACORN secured earlier this year, the bylaw disincentivizes landlords from evicting tenants under the pretense of renovations. *The bylaw comes into effect in July 2025.*



Demanding better from Toronto Community Housing

For months, ACORN members knocked on hundreds of doors to speak with their neighbors about longstanding issues in Toronto Community Housing. At a community housing town hall, members presented their demands to Mayor of Toronto, Olivia Chow & City officials responsible for public housing operations and security

Victory! Tenant Wins in Public Housing

ACORN secured building-wide pest control at 444 Lumsden Avenue and 3680 Keele Street. The social housing campaign is now expanding citywide!



Local Campaigns: Toronto

Toronto ACORN's Beat the Heat Campaign

Toronto ACORN and its allies have been fighting for a maximum heat bylaw to protect tenants from extreme indoor temperatures. City Council has ordered city staff to begin drafting the bylaw, but it will not be completed until Q4 2025—after next summer. Toronto ACORN is organizing to accelerate the timeline and secure funding for an emergency free A/C program to be launched before next summer.



Fight Against AGIs & Winning Repairs

As tenants across the city continue to face a wave of Above Guideline Increases (AGIs), Toronto ACORN has fought against them in multiple buildings. ACORN members also organized within buildings to demand critical repairs through Toronto RentSafe.

Victory! Holding Bad Landlords Accountable

Members successfully pushed the Mayor's Office and RentSafe staff to conduct a walkthrough of 500 Dawes Rd, widely regarded as the worst building in Toronto.



Local Campaigns: Mississauga

Protect Tenants from Flooding

Climate change is causing more frequent and intense weather events, including flooding, which has significantly impacted Mississauga neighborhoods in recent years. One ACORN leader, Robin Vanderfleet, has experienced severe flooding in her Bloor St. townhome four times!

In October, ACORN leaders canvassed rental townhomes, speaking directly with tenants to understand what changes they want to see.

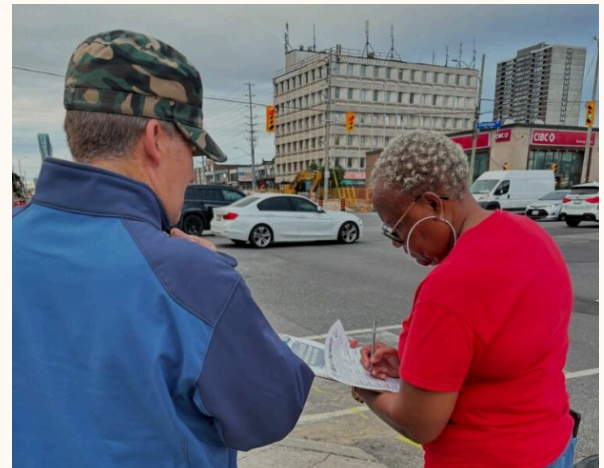


'Beat the Heat' Campaign

Peel ACORN launched the Beat the Heat Campaign, taking to the streets of Cooksville to distribute flyers and collect signatures in support of expanding Mississauga's Adequate Temperature Bylaw.

Mississauga's current Adequate Temperature Bylaw requires landlords to provide adequate and suitable cooling at 26 degrees Celsius, but only if the unit already has air conditioning.

This excludes thousands of low-income and vulnerable tenants living in apartment buildings with no access to cooling, leaving them at risk during extreme heat events.



Local Campaigns: Brampton

Demovictions at 507 Balmoral Dr

In May, Peel ACORN took action to stop the demoviction of 507 Balmoral Dr., where long-term tenants—many of them seniors—are at risk of losing their affordable homes to a luxury redevelopment by Pulis/Lankin Investments. With no rental replacement bylaw in Brampton, this project would lead to mass tenant displacement.

More than 20 ACORN members and residents rallied at Brampton City Hall, delivering a demand letter to Mayor Patrick Brown, calling for stronger tenant protections and a rental replacement bylaw like those in Toronto, Mississauga, and Oakville. With Ford’s removal of rent control on new developments, demovictions are skyrocketing—ACORN’s Ontario Renovictions Report found a 300% increase in N13 eviction notices for major renovations/demolitions from 2017-2021.



Tenant union at 99 Kennedy St.

Facing roach infestations, mold, and chronically neglected repairs, tenants at 99 Kennedy came together to form their Tenants Union. Peel ACORN and tenants held a speakout outside the building, exposing the inhumane living conditions and calling for stronger tenant protections. While Brampton is piloting a landlord licensing program, it only applies to small buildings, allowing large corporate landlords like Golden Equity to continue neglecting tenants without consequences.



Local Campaigns: Hamilton

First Anti-Renoviction Bylaw in Ontario!

On January 17, 2024, Hamilton City Council unanimously voted in favor of passing a strong anti-renoviction bylaw. After a five-year campaign and multiple motions directing the creation of a "Made-in-Hamilton" bylaw—modeled after the successful New Westminster, BC policy—Hamilton ACORN secured Ontario's first Renovations License and Relocation Bylaw.

1. Landlords must apply for a license within seven days of issuing a tenant an N13 eviction notice.
2. The license application must include details about the landlord and rental unit.
3. Tenants must be provided with a Tenant's Rights and Entitlements Package to ensure they understand their legal protections.
4. Tenants who request the first right of refusal (returning to their unit post-renovation at the same rent) must be offered one of the following:
5. Temporary accommodation for the duration of the renovations OR
6. A rental top-up for the duration of the renovations.



Local Campaigns: Ottawa

Eco-tenant Platform: Fighting for Housing and Climate Justice

More than 50 ACORN members gathered for the launch of Ottawa ACORN's Eco-Tenant Platform. Over the past year, Ottawa ACORN has worked to understand the impacts of climate change on tenants by:

1. Organizing eco-tenant unions to push for retrofits in specific rental properties.
2. Engaging tenants citywide to identify key housing and climate issues and develop systemic policy solutions.
3. Developing an Eco-Tenant Survey, which received 295 renter responses.
4. Hosting focus groups, outreach events, and consulting environmental organizations.
5. Since the platform's launch, Ottawa ACORN has met with several city councillors on the Environment & Climate Change Committee, as well as Public Health and Climate city staff.

ACORN is calling on all levels of government to protect tenants from the devastating impacts of climate change.



Fight for an Anti-Renoviction Bylaw

More than 70 ACORN members and tenants from across Ottawa gathered in front of City Hall to demonstrate the urgency of passing an anti-renoviction bylaw. Seven ACORN members currently facing renovations in Britannia, Vanier, Centretown, and other neighborhoods spoke about the impact on their lives. They joined the rest of ACORN in calling for a strong anti-renoviction bylaw to protect tenants from displacement.



Local Campaigns: Ottawa

Local Tenant Unions and Wins!

1. Newly formed tenant union at 3360 Paul Anka Dr. in South Ottawa: Members delivered 70+ work orders addressing issues such as weekly water shutoffs, disrepair, and excessive pigeon droppings. As a result, we won pigeon netting for the entire building!
2. Organized a new tenant union at Aspen Towers in West Ottawa, where 100+ tenants are facing renovictions.
3. Crashed the Mayor's Community BBQ to demand action on renovictions.
4. Successfully stopped the renovictions of two buildings on Peres-Blancs.
5. Tenant victory against Q Residential: The landlord attempted to evict Florence, claiming she had broken her window—right after she had filed a repair request to fix it.



Local Campaigns: London

The Second City in Ontario with Renoviction Protections

The City of London began developing regulations to curb renovictions as a direct result of ACORN's tenant defense organizing at 1270 & 1280 Webster St.—two Michael Klein-owned buildings facing mass renovictions.

Thanks to persistent efforts by London ACORN members, City Council passed an anti-renoviction bylaw in September. While the bylaw is not perfect—it lacks key tenant protections such as requirements for temporary accommodations or rental top-ups—ACORN members successfully pushed for a shorter review period, allowing for opportunity to strengthen protections in late 2025.

Webster St Renovictions

London ACORN leader Sharon Hodgson won her N13 renoviction hearing against Michael Klein. However, the Landlord and Tenant Board (LTB) ruled against two other ACORN members, Tyler & Michelle Jollymore.



ACORN members refused to back down—they blocked the Sheriff for seven hours, giving Michelle & Tyler time to pack their belongings and secure temporary housing.



Other highlights:

1. New tenant unions fighting 5.5% AGIs across five+ properties.
2. New tenant union formed in London Community Housing on Walnut St.
3. Raised over \$2,500 at London ACORN's first community fundraiser

Local Campaigns: Waterloo Region

Stopping Renovictions

ACORN members have been focused on stopping renovictions in the region. Ontario's biggest renovictor, Michael Klein, is attempting to displace long-term tenants in at least four buildings.



Other highlights:

1. Elected a new chapter board to strengthen local organizing.
2. Advocated for faster implementation of Inclusionary Zoning, a policy that would require affordable housing in new developments.
3. 26 media appearances, meaning Waterloo Region ACORN was featured in the news nearly every other week!



Local Campaigns: New Brunswick

NB ACORN Provincial Platform Launch

Leading up to the provincial election, NB ACORN launched its platform to mobilize tenants to vote. The platform expanded policy demands beyond housing to address critical issues impacting low- and moderate-income tenants, including: raising disability support payments, providing support for families affected by the opioid epidemic, and ending energy poverty.

End Energy Poverty

Energy costs are a major issue across New Brunswick, with up to 40% of households in some areas spending more than 6% of their income on energy costs, meeting the definition of energy poverty. NB ACORN members have been actively campaigning for lower energy rates for low- and moderate-income households.

Raise Social Assistance Rates

NB ACORN organized multiple rallies demanding an end to legislated poverty and calling for an increase in provincial social assistance rates.



Local Campaigns: New Brunswick

New Brunswick Wins Back the Rent Cap

NB ACORN's tireless campaigning successfully restored the provincial rent cap! After the provincial government discontinued the rent cap, NB ACORN continued organizing for months, meeting with Liberal Party representatives throughout the campaign trail. As soon as the new Liberal government was elected, NB ACORN was invited to speak in the provincial parliament on the Rent Cap Bill and meet with the newly elected Housing Minister as a key stakeholder in the fight for tenants' rights.

The 3% Rent Cap, taking effect February 1, 2025, will:

1. Provide tenants with stability by preventing unpredictable rent hikes.
2. Reduce disputes with landlords over unreasonable increases.
3. Help tenants remain in their communities instead of being priced out.

Do Rent Control Right

As the provincial government introduces a rent cap, NB ACORN released a comprehensive report outlining key aspects of effective rent control systems.

This report provides the government with a clear roadmap for ensuring strong tenant protections, based on pitfalls seen in other provinces.



NB ACORN Takes Landlord Registration to Moncton City Hall

NB ACORN members presented their landlord registration campaign at Moncton City Hall, making the case for stronger regulations on landlords. The presentation included an overview of [NB ACORN's State of Disrepair report](#), which summarized findings from ACORN's 2023 tenant survey on housing conditions.



Local Campaigns: Nova Scotia

End Fixed-term Leases

Nova Scotia ACORN has been fighting to end the fixed-term lease loophole. ACORN members rallied in front of Province House, demanding that the provincial government ban fixed-term leases.

While province-wide rent control has been extended until the end of 2027, it remains ineffective if landlords can use fixed-term leases to bypass rent caps and evict tenants to raise rents beyond the 5% limit.

ACORN released a new report, "Understanding the Fixed-Term Lease Loophole in Nova Scotia," based on survey results showing that 95.9% of tenants are signing 12-month leases, meaning they are not protected by rent control.

Keep Dartmouth Affordable Rally

Dartmouth ACORN held a rally to demand affordability as a priority in the M-District development, which is set to reshape the area around Mic Mac Mall.



Municipal Platform Launch and Housing Survey

Halifax ACORN launched the HRM Municipal Platform, advocating for:

1. Real affordable housing
2. An end to tenant displacement; and
3. Enforcement of healthy living standards

ACORN also conducted a Tenants Vote Pledge Drive to ensure tenants knew where and how to vote, and understood the key election issues affecting them.

In addition, Halifax ACORN released the results of a municipal candidates' housing survey, which asked candidates about their stance on affordable housing, vacancy taxes, seniors' services, and the role of government in supporting the homeless, amongst other key housing issues!

Local Campaigns: Nova Scotia

Vote for Housing Provincial Rally

Nova Scotia ACORN launched the Vote for Housing campaign to pressure the three main political parties to prioritize the needs of working-class tenants. ACORN demanded that all parties commit to:

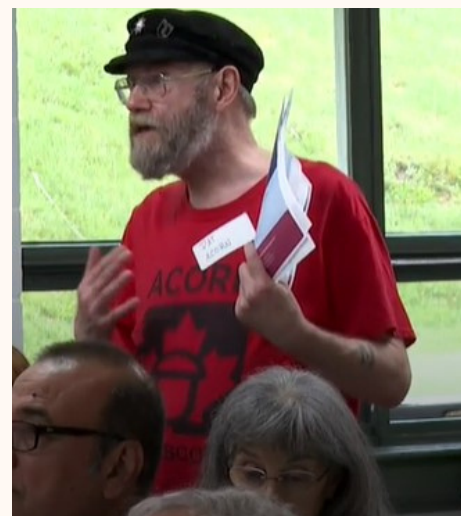
1. Reinstating permanent rent control
2. Banning the fixer-term lease loophole; and
3. Investing in non-market social housing.



Nova Scotia ACORN End Energy Poverty Campaign

ACORN became a key member of a province-wide coalition fighting for energy affordability in Nova Scotia.

At the campaign kick-off event, ACORN leaders presented firsthand evidence of how Atlantic Canada has the highest poverty rates in the country, underscoring the urgent need for energy affordability reforms.



ACORN (Association of Community Organizations for Reform Now) is a multi-issue, membership-based community union of low- and moderate-income people.

Our members fight landlords and corporations through direct action. Our members also fight for new and improved laws to protect their rights. Each member has a vote, and only members speak for the organization.



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