



ASSOCIATION OF COMMUNITY
ORGANIZATIONS FOR REFORM NOW

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June 8th, 2026

The Right Honourable Mark Carney, P.C., M.P., Prime Minister of Canada

The Honourable Minister of Housing, Infrastructure and Communities

House of Commons

Ottawa, ON K1A 0A6

RE: National Housing Strategy *Must* Include National Housing Standards to Stop Federal Funding of Mass Evictions

Dear Prime Minister Mark Carney and Housing Minister Gregor Robertson,

Today, hundreds of ACORN members from across Canada have gathered on Parliament Hill and marched to the Ministry of Housing to protect our homes. As a national community and tenant union representing over 190,000 low- and moderate-income members across 30 neighbourhood chapters, 23 cities, and 6 provinces, we are delivering this letter to demand an immediate end to a contradictory and harmful federal housing strategy.

Focusing on new supply is only half the solution when the loss of existing affordable housing far outpaces new construction. Between 2016 and 2021, Canada lost 230,000 affordable rental units - a staggering 46,000 units every single year. Meanwhile, Canada's total non-market housing stock sits at a shamefully low 3.5%, compared to the OECD average of 6.9%. Worse still, the number of unhoused individuals across the country has doubled since 2020.

Given the impact of this crisis on everyday Canadians, public input into the National Housing Strategy renewal is essential. However, the government's lack of transparency remains a major barrier; vital information appears to be kept under lock and key while our homes are actively targeted by corporate gentrification disguised as "redevelopment."

For example, existing affordable housing is being demolished by developers and replaced with luxury rentals and condos. This crisis is rampant in Surrey, BC, and right here in Ottawa, where Accora Village is on track to lose thousands of affordable

units so its owners can profit off redeveloping the neighbourhood into luxury rentals no one can afford. At the same time, the city of Ottawa is receiving billions of dollars to build new developments that fail to be affordable for those who need them most.

This highlights a disastrous waste of money: currently, federal housing money via Build Canada Homes is flowing to provinces and cities with absolutely no conditions. On one hand, the federal government is subsidizing majority non-affordable housing developments, while on the other, it is allowing provinces to destroy existing, genuinely affordable housing through weak rent control and non-existent tenant protection laws. The federal government is effectively filling a leaky bucket by not addressing the loss of existing affordable housing.

Provinces are routinely allowing corporate landlords to destroy affordable housing through predatory practices:

- **Zero Rent Control:** Alberta, Saskatchewan, and Newfoundland and Labrador have no rent control, letting landlords hike rents to any amount at any time.
- **Fixed-Term Lease Abuse:** In Nova Scotia and Alberta, leases expire annually rather than rolling over automatically (as they do in BC and Ontario), forcing tenants to move out so landlords can raise rents for the next occupant.
- **No-Fault & No-Cause Evictions:** Landlords use unnecessary cosmetic renovations or bad-faith claims of family members moving in to displace tenants and increase rents. In Newfoundland, tenants have no security of tenure and can be evicted for no reason at all.
- **AGI and ARI Loopholes:** Ontario and BC maintain loose rules that rubber-stamp Above Guideline Increases (AGIs) and Additional Rent Increases (ARIs), passing repair costs onto tenants specifically to circumvent rent control laws.
- **Weak Rent control:** like in Ontario with the 2018 and later exemption

The federal government often claims it cannot intervene because housing falls under provincial jurisdiction. We reject this excuse. Healthcare is also a provincial jurisdiction, yet the federal government successfully enforces national quality criteria through the Canada Health Act. The National Housing Strategy must function the same way.

ACORN is demanding the federal government take immediate leadership and make all federal housing funding strictly conditional on provinces meeting national standards to protect renters' right to housing. These standards must include:

- **Real rent control with no loopholes** (an immediate end to AGIs in Ontario and ARIs in BC).
- **Bans on no-fault, no-cause, and bad-faith evictions.**

- **An end to fixed-term lease abuse.**
- **Guaranteed secure tenure for all renters.**

We are requesting an urgent meeting with your offices to discuss how the federal government can leverage Build Canada Homes funding to protect Canada's existing affordable housing stock and halt the displacement of low-income constituents. We look forward to your prompt response.

Yours sincerely,

Alejandra Ruiz Vargas,
National President, ACORN Canada

Please contact our National office at
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