ACORN

November 18, 2026

The Right Honourable Mark Carney,
Prime Minister of Canada
Office of the Prime Minister
80 Wellington Street
Ottawa, ON K1A 0A2

Dear Prime Minister,

Thank you for the recent correspondence from your office indicating that our message would be passed along to the Minister of Housing and Infrastructure, the Honourable Gregor Robertson. We also greatly appreciated seeing you in person and speaking with you briefly at the Remain Rally in Calgary last month. While we were glad to connect there, we have still not had the opportunity to sit down for a formal meeting with Minister Robertson—and **we are writing to ask that you either meet with us directly or help arrange a formal meeting with his office.**

While you speak about your government's "generational plan to make Canadians *maîtres chez nous* – masters of our destiny," what happens on the ground is what matters most to ACORN members. Your recent plan to eliminate homelessness within a decade sounds promising, but the details matter. Without real teeth, pouring unprecedented amounts of public and private money into housing is simply bailing water out of a sinking boat.

Prime Minister of Canada / Premier ministre du Canada

As a world leader who actually knows the art of a deal, you know that investments require clear conditions. Being non-prescriptive when dealing with housing Canadians and with lower levels of governments is not that. **ACORN is calling on your government to: 1) ensure tenants have a seat at the table with the National Housing Strategy 2.0 and 2) enshrine enforceable National Housing Standards into the National Housing Strategy, Build Canada Homes and all federal housing money that flows to the provinces, territories and municipalities.** Specifically, provinces and territories must be required to modernize their residential tenancies legislation—following the positive steps already taken in provinces like Manitoba and New Brunswick—to guarantee:

1. **Rent control** on all units built or funded with public dollars;
2. **Strong security of tenure** and an end to no-fault/no-cause evictions; and

3. **A strict ban** on using federal funds for projects that demolish existing affordable housing and displace tenants.

A Tale of Two Renters

The condo market downturn has created a mirage that rents have stabilized across Canada, masking a deepening crisis for low- and moderate-income tenants:

- **Worsening Low-End Affordability:** While vacancy rates are easing in the luxury segment, the Canada Mortgage and Housing Corporation (CMHC) reports that *"in lower rent segments the story is different: tighter conditions and deteriorating affordability,"* with cities like Halifax and Montreal seeing deteriorating affordability overall.
- **Stagnant Core Housing Need:** According to Maytree (2026), conditions have not improved for low-income renters; despite historic National Housing Strategy investments, overall core housing need has barely shifted since 2018.
- **Surging Waitlists:** Between 2022 and 2024, the number of Canadian households on a social and affordable housing waitlist jumped from **245,900 to 301,000** (Maytree, 2026).
- **Net Loss of Affordable Units:** Between 2016 and 2021, Canada lost **230,000 affordable rental units** (46,000 per year), leaving our non-market housing stock at just **3.5%**—roughly half the OECD average of **6.9%**.

Why Supply Alone Won't Solve the Crisis

Building new housing is only half the solution when provinces give for-profit landlords free rein to erode the affordable housing we already have:

- **No Rent Control:** Alberta, Saskatchewan, and Newfoundland and Labrador have no rent control, allowing landlords to raise rents by any amount at any time.
- **Fixed-Term Leases:** 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 or accept steep hikes.
- **No-Cause & No-Fault Evictions:** Tenants in Newfoundland and Labrador have zero security of tenure and can be evicted for no reason at all, while landlords across Canada routinely abuse "renovictions" and family-use claims to clear out long-term tenants and hike rents.

- **Unchecked Rent Hikes (AGIs and ARIs):** Loose rules around Above Guideline Increases in Ontario and Additional Rent Increases in BC allow landlords to routinely pass repair costs onto tenants.

Federal Dollars Must Not Fund Displacement

Most concerning of all, federal housing money is currently flowing to projects that destroy existing affordable stock.Under **Build Canada Homes**, billions of dollars are being transferred to provinces and territories for projects that demolish affordable apartments and mass-evict tenants—a practice rampant in communities like Surrey, BC, and Ottawa,ON.

Prime Minister, federal funding must protect tenants, not displace them. We respectfully ask that you meet with ACORN—or arrange a formal meeting between our organization and Minister Robertson—so that tenant voices are directly heard as your government shapes its housing strategy.

Sincerely,

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