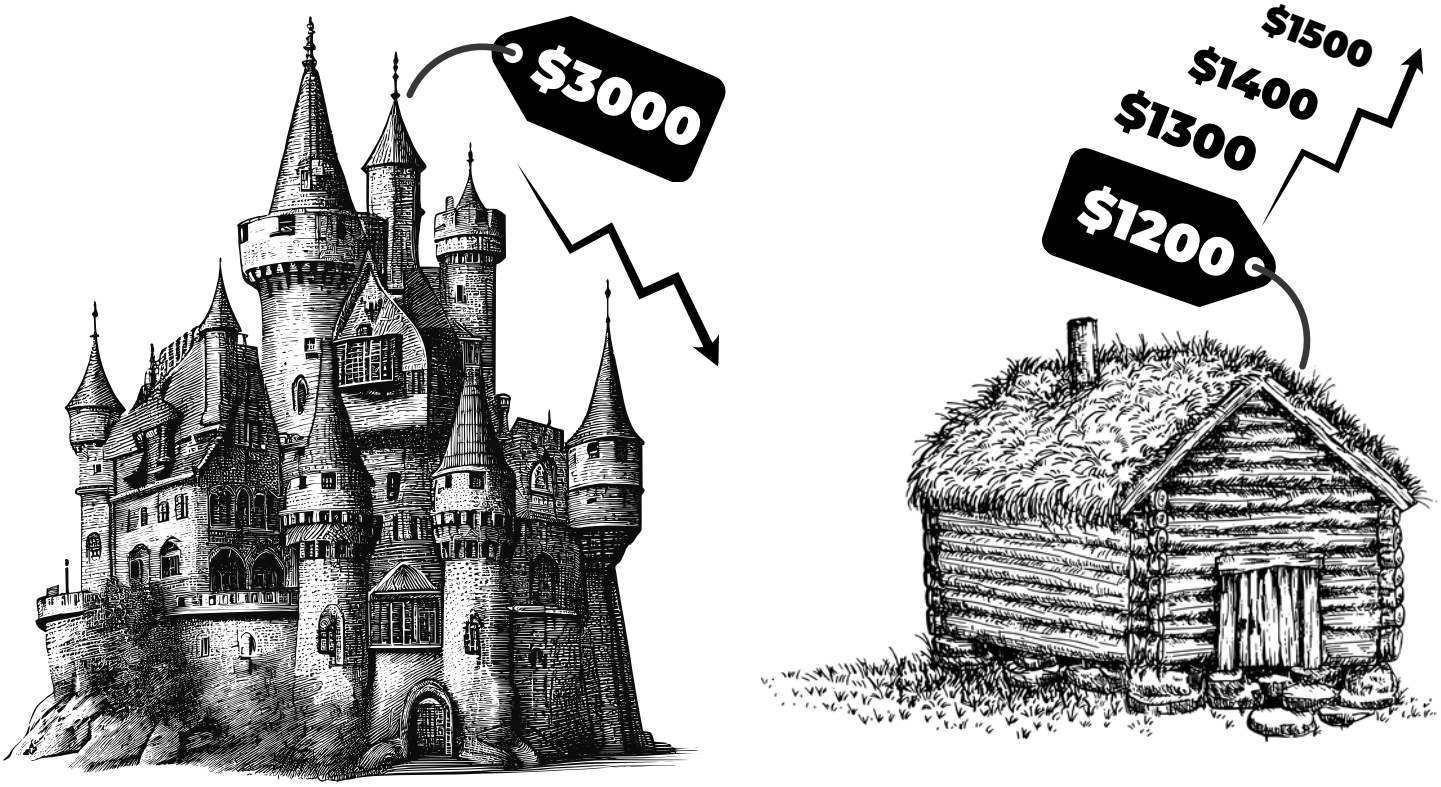
THE TALE OF TWO RENTERS

LUXURY HOUSING RENTS	LOW END OF MARKET RENTS



Headlines say rents are stabilizing, but that's only true at the top.

ACORN has been campaigning for the federal government to tie all future federal housing funding to enforceable National Housing Standards, including:

- Rent control on all units built or funded with public dollars;
- Strong security of tenure and an end to no-fault and no-cause evictions; and
- A strict ban on using federal funds for projects that demolish existing affordable housing and displace tenants.

SCAN QR CODE TO TAKE ACTION →

RENTS ARE NOT DECLINING

Canada has two rental markets:

1. **Luxury Rentals:** Rents are down, vacancies are easing, and renters have more choice.
2. **Lower-Rent Homes:** Mobility is limited and affordability has not improved. CMHC warns: "In lower rent segments the story is different: tighter conditions and deteriorating affordability."

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

Stagnant Core Housing Need

Despite historically large investments made through the National Housing Strategy to address housing affordability, especially for renters, overall core housing need has not changed much since the CHS began measuring it in 2018. (Maytree, 2026)

Surging Waitlists

In 2022, 245,900 households had at least one member on a social and affordable housing waitlist. In 2024, 301,000 households in Canada had at least one member on a waitlist for social and affordable housing, (Maytree, 2026)

Net Loss of Affordable Housing

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%.



National Housing Day Actions

Ahead of National Housing Day (November 22), ACORN groups across Canada are holding events at MPs' offices, constituency buildings, and local landmarks to demand tenants have a seat at the table as Ottawa develops the next phase of the National Housing Strategy and Build Canada Homes.