



# NATIONAL OUTLOOK

DIGITAL EDITION

## CFAA RENTAL HOUSING CONFERENCE

TORONTO - JUNE 11 TO 13, 2013

The 2013 CFAA Rental Housing Conference will take place in Toronto from June 11 to 13, including education sessions on June 12 and 13 at the Westin Prince Hotel.

### Who should attend?

Rental housing executives, investors, property managers, hands-on owners, communications people, maintenance managers and asset managers who attend can expect to hear innovative ideas and great advice from experts and other rental housing providers who have faced the same issues you face now.

### Social events and networking

The Building Innovations Bus Tour will open the conference in the afternoon of June 11. June 12 will feature investment topics and a dinner and evening social event at the Hockey Hall of Fame, while rental operations topics will be addressed on June 13. Delegates can attend either day or both days, with or without the building tour or the evening social event.

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## DOES A DECLINE IN HOUSE PRICES THREATEN THE RENTAL HOUSING MARKET?

BY JOHN DICKIE, CFAA PRESIDENT

Canadian home prices are dropping. The Teranet-National Bank Composite House Price Index released in January, reports that housing prices dropped in December 2012. The index measures repeat sales of single-family homes. Based on the index, overall prices in Canada fell 0.4% in December from the previous month, which was the fourth straight monthly decline.

Industry experts are forecasting price declines of between 5% and 25%, and have no prediction as to when housing prices will rise again.

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## UNE BAISSÉ DU PRIX DES MAISONS MENACE-T-ELLE LE MARCHÉ DU LOGEMENT LOCATIF?

DE JOHN DICKIE, PRESIDENT, FCAPI

Le prix des maisons au Canada est en régression. L'indice composite national de prix de maison Teranet-Banque Nationale rendu public en janvier démontre que le prix des maisons a baissé en décembre 2012. L'indice mesure les ventes répétées de maisons unifamiliales. D'après l'indice, l'ensemble des prix au Canada a diminué de 0,4 % en décembre — une quatrième baisse mensuelle consécutive — par rapport au mois précédent.

Les experts de l'industrie prévoient des baisses de prix allant de 5 % à 25 %, et ne peuvent prédire quand le prix des maisons augmentera de nouveau.

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David Madani, economist at the Toronto office of Capital Economics, predicts a 25 per cent drop in prices and a plunge in housing starts to just 150,000 next year. Madani notes, "We've been building above 200,000 [new homes] for several years, well above the 175,000 to 185,000 pace needed to keep up with population growth." New home inventories are high.

Benjamin Tal, deputy chief economist at CIBC World Markets, takes a different view, "Crashes don't just happen in a vacuum, you need a trigger." In the United States, the trigger proved to be a sub-prime market and the expiry of teaser rates that jumped as much four percentage points on some mortgages. Overnight, people couldn't afford their homes. "If you have a gradual increase in the rates this doesn't happen," says Tal, who predicts a decline in prices but only in the 5% to 10% range.

But Madani disagrees, "... where valuations have lost touch with fundamentals," there is a standoff between buyers and sellers before any crash. "Sellers eventually realize the market has shifted beneath them and drop their asking price."

But what does a drop in house prices mean for rental housing? Do low interest rates and dropping house prices threaten the rental housing industry? Do lower house prices mean more renters will choose to buy homes instead of continuing to rent? The short answer is no.

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## ONTARIO'S NEW PREMIER

BY JOHN DICKIE, CFAA PRESIDENT



Ontario Premier, Kathleen Wynne

On January 26, 2013, delegates to the Ontario Liberal party convention chose Kathleen Wynne as the new leader of the party, replacing Dalton McGuinty. On February 11, 2013, Ms. Wynne was sworn in as Ontario's new Premier. Key members of her cabinet include:

- Charles Sousa, MPP Mississauga South -- Finance
- Linda Jeffrey, MPP for Brampton Springdale -- Municipal Affairs & Housing
- Ted McMeekin, MPP Ancaster-Dundas -- Community & Social Services

Ms. Wynne has spoken of implementing the report of the Commission for the Review of Social Assistance in Ontario, which recommends a modest increase in welfare rates, and in the amount of earnings which welfare recipients can keep each month. Another look at affordable housing policies may also be in the works.

To remain in office, the Liberal minority government needs the support of the NDP or the Progressive Conservatives.

However, PC leader Tim Hudak has clearly signalled his desire to bring down the Liberal government in order to cause a new general election.

New Democrat leader Andrea Horwath has said the NDP will allow Ms. Wynne's government to remain in power if the Premier adopts some of the party's policies. Among other things, the NDP is seeking cuts to auto-insurance rates, a new youth job-placement program and reduced waiting times for people requiring home care.

Before the Liberal leadership convention, the Liberals were polling behind the PCs and the NDP. However, in a poll conducted in late February by Forum Research, the Liberals appear to have gained back some strength at the expense of the NDP. Forum's figures show support

for the PCs at 36%, the Liberals at 29% and the NDP at 28% (with the Greens at 5%.)



Ontario PC Leader, Tim Hudak

If it held up in a provincial general election, that distribution of support would likely result in the PCs winning the largest number of seats, but not necessarily a majority.

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## CFAA RENTAL HOUSING CONFERENCE 2013

### Investment Conference – Wednesday, June 12

*The topics and schedule are subject to change*

Time	Stream A	Stream B
8:45 am	Major Rental Housing Sales – Ontario, Quebec and Atlantic Canada	Political & economic developments for rental investors – National, provinces other than Ontario, & the US
BREAK		
10:15	Political & economic developments for rental investors – Ontario	Major Rental Housing Sales - Western Canada
10:45	<b>Executive Round Table</b> – where do REITS, pension funds and private companies see rental investment opportunities and risks across Canada?	
LUNCH		
1:00 pm	<b>Economic Update by Benjamin Tal</b>	
BREAK		
2:45	Where is housing-finance going?	Student Housing –Developing or repositioning housing for students

**Speakers at the Investment Conference on June 12 will include** Benjamin Tal, CIBC World Markets; Doug Bibby, NMHC; Vince Brescia, FRPO; John Dickie, CFAA; Tom Gerard, Cushman & Wakefield; Al Kemp, ROMS BC; Tony Manganiello, Cushman & Wakefield; Arun Pathak, SMAR Holdings; BJ Santavy, Skyline REIT; Tom Schwartz, CAPREIT; Tyler Seaman, Oxford Properties; Tim Sommer, Cushman & Wakefield; John Stang, Minto; and many more.

### Rental Operations Conference - Thursday, June 13

Time	Stream A	Stream B
8:45 am	A building science update (what's new in repair techniques)	Government mandated building operation changes across Canada – including waste handling
BREAK		
10:00	The labour market for the next 10 years: Where are your employees coming from, how do you grow them and keep them happy?	
11:00	Innovations in rental operations (for example: going paperless; going mobile; electronic rental payment methods: PAC's, Pay Pal, email transfers)	CFAA's rental housing employee compensation survey
LUNCH		
1:00 pm	Communicating with residents –what do today's prospects and tenants expect?	What can we learn about customer service from the hotel industry?
BREAK		
2:45	Handling a messy public relations problem: what to say and how to say it	Legal update on employee issues and other rental housing issues

**Speakers at the Rental Operations Conference on June 13 will include** Peter Altobelli, Yardi; Kris Boyce, Greenwin; Vince Brescia, FRPO; Avrom Charach, Kay Four Properties; Daryl Chong, GTAA; John Dickie, CFAA; Bob Doumani, Aird & Berlis; Darren Henry, National Efficiency Systems Inc.; Bonnie Hoy, Bonnie Hoy & Associates Inc.; Mark Kenney, CAPREIT; Kristen Ley, Cohen, Highley; Andrew Lowe, Oxford; Valerie McLean, BCAOMA; Steven Osiel, PAL Benefits; Arun Pathak, SMAR Holdings; David Polisi, Manaya Marketing Solutions; BJ Santavy, Skyline REIT; Larry Smith, Haney Property Management; Wayne Tuck, Centurion REIT; Scott Ullrich, Gateway; and many more.

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As in previous years, CFAA will focus on presenting new information and innovations, ensuring that whenever possible, delegates hear from leading rental housing providers on what the new information means to landlords, and how they can apply it to increase their own success.

### Registration

An early bird conference registration rate is available until April 12. The discounted hotel rate is available until mid-May, subject to availability. To attend this year's conference, please register online at [www.cfaa-fcapi.org](http://www.cfaa-fcapi.org) or contact CFAA with your registration or sponsorship inquiries at [events@cfaa-fcapi.org](mailto:events@cfaa-fcapi.org) or (613) 235-0101. ■

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David Madani, économiste au bureau de Toronto de Capital Economics, prévoit un déclin de 25 % des prix et une chute des mises en chantier à à peine 150 000 l'an prochain. Selon M. Madani : « Depuis plusieurs années, nous construisons plus de 200 000 [nouvelles maisons] par année, soit bien au-dessus des 175 000 à 185 000 nécessaires pour suivre le rythme de la croissance démographique. » Les stocks de maisons neuves sont donc élevés.

Benjamin Tal, économiste en chef adjoint de Marchés mondiaux CIBC, diffère d'avis : « Un effondrement économique n'arrive pas tout seul. Il faut un élément déclencheur. » Aux États-Unis, les éléments déclencheurs ont été le marché des prêts hypothécaires à risque et l'expiration des taux d'introduction qui ont bondi jusqu'à quatre points de pourcentage dans le cas de certains prêts hypothécaires. Du jour au lendemain, des gens ne pouvaient plus payer leur hypothèque. « S'il y a une hausse progressive des taux, cela ne se produira pas », affirme M. Tal, qui prévoit une baisse des prix, mais seulement dans une fourchette de 5 % à 10 %.

Toutefois, M. Madani est en désaccord : « (...) là où les évaluations se sont égarées des notions fondamentales », une épreuve de force oppose les

acheteurs aux vendeurs avant un effondrement. « Les vendeurs finissent par se rendre compte que le marché s'est dérobé sous leurs pieds et ainsi baissent leur prix. »

Mais que signifie une baisse de prix des maisons pour le logement locatif? Les faibles taux d'intérêt et le prix des maisons en baisse menacent-ils l'industrie du logement locatif? Le prix des maisons à la baisse signifie-t-il que les locataires préféreront acheter une maison plutôt que de continuer à louer un logement? En bref, la réponse est non.

### L'achat d'une maison comme investissement n'est pas toujours la meilleure décision

En général, l'achat d'une maison représente le plus important investissement que fera un individu ou un couple au cours de sa vie. L'une des raisons qui expliquent l'attrait qu'exerce l'achat d'une maison depuis quelques années est son potentiel d'investissement. Mais, lorsque la maison que l'on songe à acheter perdra vraisemblablement de la valeur, l'attractivité de cet investissement ne se mesure pas à une maison qui augmente en valeur.

L'acheteur d'une première habitation est plus susceptible de reporter son achat jusqu'à ce que le marché rebondisse pour ne pas risquer de perdre ses

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## NO MORE PENNIES IN CASH RENT PAYMENTS

On Tuesday, February 5, 2013, the Royal Canadian Mint stopped distributing pennies after ceasing production of pennies in May 2012. The move to discontinue the penny will save taxpayers an estimated 11 million dollars per year.

In its July 30, 2012, press release the Department of Finance has indicated that retailers and service providers should round cash transactions up and down accordingly. Any transaction ending in \$0.01 or \$0.02 should be rounded down to the nearest increment of \$0.05, while any amount ending \$0.03 or \$0.04 should be rounded

up. Payments made electronically or by cheque will not be affected by rounding.

What does this mean for landlords who accept rent in cash? If they round rent up by \$0.01 or \$0.02 does this count as a rent increase? Is the landlord limiting his ability to increase rent for the next 12 months?

Joe Hoffer, a landlord lawyer at Cohen Highley LLP, says that landlords can do the rounding without consequences at the Landlord and Tenant Board. The landlord is not changing the rent, just complying with the law dealing with the elimination of pennies. ■



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**Home buying as an investment - not always the best choice**

Buying a house is usually the largest investment an individual or couple makes in their entire life. Part of the reason why home buying has been so attractive over the last several years is the investment potential. But when the home you consider purchasing is likely to decline in value, it doesn't have the same investment appeal as a home that is increasing in value.

First time home buyers are more likely to hold off buying until the market rebounds, so that they don't risk losing equity. Instead of risking purchasing a starter home, which may not increase enough in value in few years to carry them into a larger home, many first time buyers will opt to remain renters, and save for a larger down payment.

Think of it this way, a first-time home buyer purchases a home for \$250,000 with a 5% down payment. As equity to move up to a different home the buyer would have their down payment, their principal payments and any appreciation in value. In four or five years, if the

value of the home has gone down instead of up, they may well have less equity than they started with. That makes renting more appealing, allowing the renter to delay the purchase of their first home, while continuing to save until the home ownership market becomes a rising market.

**Long term comparison**

The argument can be made that with lower resale home values, a buyer can purchase more for their money, and therefore they should buy a home for the long term. With a declining market, which will rebound, it makes sense to buy if you are in it for the long haul, but there are problems. First time home buyers are often inexperienced at selecting the right home and looking for what will work for them. A first time home buyer who plans to skip the starter home and move right into their "forever home", may find themselves stuck in a home that doesn't meet their needs.

**Other costs of home ownership**

To assess if home ownership is the right move, potential home buyers need to factor in all the other costs associated with home buying, which are not on the decline, such as legal fees, taxes, moving expenses, and the expense and responsibility of home maintenance. Potential homeowners need to be aware of the risks such as the risk of paying to carry two homes at the same time if a sale fails to close.

**The rental advantage**

In many cases, the lower level of financial commitment and risk makes renting much more advantageous than homeownership. Renters do not have the same level of financial commitment or responsibility for maintenance or home repairs. If the roof springs a leak or the furnace dies, it is the landlord who is responsible for the repair and not the tenant. If a renter is unhappy with their home, their neighbours, or their environment, they can move within a reasonable time frame, without a major cost or inconvenience.

Rent is a predictable expense. For one expense that remains the same month over month, all the housing and maintenance needs are fulfilled for the renter, whereas a homeowner is responsible for sudden and sometimes unexpected expenses associated with home ownership, and can be subject to fluctuating mortgage rates which may impact monthly payments.

While housing prices continue to drop, it may seem that the rental housing industry will be at risk, but the truth is there will be even more net advantage to renting under those conditions. ■

**CFAA ALLIED MEMBERS:**

**Gold**

- |                       |                |
|-----------------------|----------------|
| Enercare Connections  | RHB Magazine   |
| Gottarent.com         | Rogers         |
| My Ideal Home Network | Communications |
|                       | Yardi Systems  |

**Silver**

- |                           |                      |
|---------------------------|----------------------|
| Cohen Highley LLP         | Noble Building       |
| Excel Collection Services | Maintenance Supplies |
| Landlord Web Solutions    | Pattison OneStop     |
|                           | Places4Students.com  |

**Bronze**

- |                             |                          |
|-----------------------------|--------------------------|
| BCAP                        | H&S Building Supplies    |
| Bentall Kennedy (Canada) LP | Insinkerator             |
| Carma Industries            | Rent Check Credit Bureau |
| Coinamatic                  | Sparkle Solutions        |



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capitaux propres. Afin d'éviter les risques associés à l'achat d'une première habitation, qui pourrait ne pas suffisamment augmenter en valeur d'ici quelques années pour les aider à acheter une plus grande maison, de nombreux acheteurs d'une première habitation demeureront locataires et amasseront une plus importante mise de fonds.

Par exemple, l'acheteur d'une première habitation acquiert une maison de 250 000 \$ et verse une mise de fonds de 5 %. Comme capitaux propres à utiliser pour la mise de fonds d'une autre maison, l'acheteur pourrait compter sur sa mise de fonds initiale, les paiements du principal et toute appréciation de la valeur. D'ici quatre ou cinq ans, si la valeur de la maison a diminué au lieu d'augmenter, l'acheteur pourrait avoir moins de capitaux propres qu'au départ. Cela rend le logement locatif plus attrayant et permet au locataire de reporter l'achat de sa première habitation tout en continuant à épargner jusqu'à ce que le marché de l'habitation reparte à la hausse.

#### **Comparaisons à long terme**

Certains soutiendront qu'en raison des valeurs de revente plus faibles un acheteur en aura plus pour son argent et ainsi devrait acheter une maison en visant le long terme. Devant un marché en déclin qui rebondira, cela va de soi si l'on vise le long terme, mais il y a des obstacles. L'acheteur d'une première habitation a souvent peu d'expérience pour choisir judicieusement la maison qui lui convient. Cet acheteur qui prévoit passer outre à l'achat d'une maison d'accédant et d'aménager dans sa maison définitive pourrait se retrouver dans une maison qui ne répond pas à ses besoins.

#### **L'accession à la propriété : d'autres coûts**

Afin de déterminer si l'achat d'une maison est

opportun, l'acheteur potentiel doit tenir compte de tous les autres coûts associés à cet achat qui, eux, ne sont pas en régression, comme les frais juridiques, les impôts et les frais de déménagement, ainsi que les dépenses et les responsabilités d'entretien d'une maison. L'acheteur potentiel doit être conscient des risques comme celui de devoir payer deux hypothèques à la fois si la vente de sa première maison tarde à se concrétiser.

#### **L'avantage locatif**

Dans de nombreux cas, l'engagement financier et le risque moindres rendent le logement locatif beaucoup plus avantageux que l'accession à la propriété. Le locataire n'a pas le même niveau d'engagement financier ou de responsabilités par rapport à l'entretien ou aux réparations. Si le toit coule ou la fournaise s'éteint, le propriétaire de logements est celui qui règle le problème et non le locataire. Si un locataire est malheureux à cause de son logement, des voisins ou de son environnement, il peut déménager dans un délai raisonnable sans avoir à assumer des coûts ou des inconvénients majeurs.

Le loyer est une dépense prévisible. D'un mois à l'autre, cette dépense demeure inchangée et couvre tous les besoins du locataire en matière de logement et d'entretien, tandis que le propriétaire de maison est responsable de toutes dépenses soudaines et imprévues associées à la propriété, et peut subir les fluctuations des taux hypothécaires qui peuvent avoir un impact sur les paiements mensuels.

Alors que le prix des maisons continue de baisser, l'industrie du logement locatif peut sembler à risque, mais la vérité est que le logement locatif sera encore plus avantageux dans de telles conditions. ■

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## GOING SMOKE FREE

BY CHERI NIXON, CFAA

Over the last few years, many municipalities and provinces have enacted regulations to prohibit smoking in public areas. Non-smokers' rights have become more respected, and there are fewer and fewer places for smokers to partake outside of their homes. In some communities, groups are pushing for the rental housing industry to ban smoking in rental units.

Landlords can be found on both sides of the issue. Some landlords, like Globe General Agencies in Manitoba, have decided to implement a smoke-free policy for their entire portfolio. Other landlords are apprehensive about

claiming that their buildings are smoke-free if they can't be certain that all their tenants will comply.

The advantages of going smoke free include avoiding excess redecoration costs for smoke-damaged units, lower insurance rates, and lower risk of fire damage to units. The disadvantages include the difficulties and costs of enforcing a non-smoking rule, the risk of being seen as violating the rights of tenants who smoke, and the risk of alienating new and existing tenants.

The enforcement issue is a big factor in the decision

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to go smoke free. How does a landlord handle current tenants, and what rights do tenants have? The answer isn't black and white. Current tenants who smoke and wish to continue could be grandfathered, and new tenants could be screened. In provinces other than Ontario, landlords can use eviction proceedings to enforce a clause in the lease agreement under which a tenant agrees not to smoke in the rental unit or the rental complex.

However, in Ontario, landlords can only use the threat of eviction to prevent behavior which substantially interferes with reasonable enjoyment of specific other tenants. This restriction makes it more difficult for landlords to provide smoke-free buildings. If the law were to be reformed in Ontario, landlords would have

more ability to enforce smoke-free rules.

The bottom line is that while not all buildings are good candidates for going smoke free, some are. Many factors are in play, such as provincial and municipal law, tenant demographics, resident demand, and the number of smokers residing in a specific building. If there is a demand from residents for a smoke free building resources are available, such as <http://www.smokefreehousing.ca/>.

All landlords can agree that the choice to go smoke free should remain in their hands, and not be dictated by the government. This will result in a range of choice in the market, allowing tenants to choose the living environment they want via consumer preference as opposed to having it dictated to them. ■

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## NEW APARTMENT ASSOCIATION LEADER IN NEW BRUNSWICK

Bill Pump has recently agreed to lead the Saint John Apartment Owners Association (SJAOA) and the New Brunswick Apartment Owners Association (NBAOA). Bill comes to NBAOA with more than 40 years' experience in building management. Throughout his career Bill has worked for a number of hotel and development companies in the capacity of hotel or property manager. He has managed a variety of commercial and residential property types including hotels, restaurants, apartment buildings, shopping centres and marinas.

After graduating from the Banff School of Advanced Management with a degree in Business Administration, Bill began his career in the rental housing as Director of Operations at the MacDonald Developments in Ottawa, Ontario.

Bill then ran a Business Analyst and Vendor Support

consulting business focusing on clients in the financial industry. His client roster included TD Waterhouse, Manulife Financial, Dundee Wealth, Dynamic Mutual Funds, Corfax Financial and Merrill Lynch – Midland Walwyn. He eventually took a position at Fidelity Investments as a Business Analyst.

Prior to assuming his position at NBAOA Bill most recently worked at IBM Canada as the Vendor Relationship Manager for all ATM related vendors on an international basis.

In addition to his original degree, Bill has also completed a Computer Programming Degree from the Institute of Computer Studies and is working towards completing his Certified General Accountant designation.

We wish Bill great success with SJAOA and NBAOA and look forward to welcoming him onto the board of CFAA. ■

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## MEMBERSHIP IN SRHIA GAINS RIGHTS FOR LANDLORDS IN SASKATCHEWAN

From 2006 to 2011, Saskatchewan's rental markets saw major rent increases due to the booming economy, and the influx of new workers.

Over that period monthly rents rose from an average of \$608 to \$966 for a 2 bedroom apartment in Saskatoon, and from \$619 to \$932 in Regina.

In the run up to the last provincial election in November 2011, there was considerable public pressure on the

government to bring in rent control. In seeking to be elected as the new government, the Saskatchewan NDP promised to bring in rent control. However, the governing Saskatchewan Party resisted the pressure from the public. They sought the help of the Saskatchewan Rental Housing Industry Association (SRHIA) to come up with a way to address the public concerns about rising rents, but avoid rent control.

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To address the government’s concern, SRHIA established the Tenant Assistance Process (TAP). Under the TAP, a tenant facing a rent increase of greater than 10% can apply to have their rent increase reviewed by SRHIA’s TAP Committee. Comprised of experienced SRHIA landlords and property managers, the TAP Committee will assess the reasonability of the new rent in comparison to similar accommodations in the market and consider the affordability of the rent to the tenant. As well, the Committee will advise the tenant of his or her options, including putting them in touch with sources of government financial assistance or other landlords who can provide better rental rates. Where possible, the Committee may also attempt to mediate a fair resolution with the current landlord.

“The vast majority of landlords and property managers implement moderate rent increases that track changes in the market,” says SRHIA Executive Officer Paula Simon. “However, there are occasions when a landlord issues a substantial rent increase that has a destabilizing effect on tenants. We believe our Association’s members have the expertise and connections to inform tenants in these cases, and thereby contribute to a resolution. As part of this, if the tenant wants to find a new home we are willing to help.”

In the 58 seat Legislature, the Saskatchewan Party won the election electing 49 MLAs to 9 MLAs for the NDP, the NDP’s worst showing in almost 30 years.

Most tenancies in Saskatchewan are monthly tenancies without a fixed lease term. As its way of addressing the substantial rent increases caused by the economic boom, the government brought in a requirement for no rent increase during the first 18 months of a monthly tenancy, and then rent increases only every 12 months

with 12 months notice.

However, the new rent increase rules provide that a landlord who is a member of a designated association can increase the rent 12 months from the beginning of the tenancy and then every six months with only six months notice, rather than 12. At the time of writing SRHIA is the only designated association.

SRHIA and its leadership are to be congratulated for creating a program to address the rental market in a way that enabled the government to avoid the negative effect of restrictions on the amount of rent increases.

Rent control is a counterproductive, political answer to rising rents. Increased demand (usually due to economic strength) results in higher market rents. Rising rents serve to allocate the limited supply of rental units, and to bring forth more supply, whether purpose-built or as rooms or accessory units. Rent control results in a restriction of new supply, and reduces the demand constraint. Through both demand and supply implications, rent control makes the rental housing supply shortage worse, and makes it permanent.

CFAA assisted SRHIA with documentation about the negative impact of rent control. However, it is SRHIA which came up with the Tenant Assistance Process to address the government’s political concerns.

The Saskatchewan market has now stabilized, with CMHC reporting higher vacancy rates in most communities, and average rent increases in the 12 months to October 2012 in Saskatoon of 2.4%, and in Regina of 4.8%. The Tenant Assistance Process continues in place to assist any tenants facing major rent increases. ■

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Ontario NDP Leader,  
Andrea Horwath

Ontario landlords need to hope that no serious landlord-tenant problems arise in the near future. Minority government situations are always of concern to landlords in Ontario, since the Liberals and the NDP sometimes get in “bidding wars” to see who can attract the urban tenant vote by promising to reduce the rights of landlords.

Ms. Horwath has moved the NDP away from a proactive focus on landlord-tenant issues, but the party can easily swing in that direction. Ms. Wynne herself represents a riding in Toronto with a large tenant population, as do many other Liberal MPPs.

CFAA’s member association for Ontario, the Federation of Rental-Housing Providers of Ontario, is keeping a close eye on all three parties, and reaching out to try to build or strengthen a positive relationship with the governing Liberals, the NDP and the PC’s. ■