

**The Corporation of the Town of Ajax
April 19, 2022**

Motion

Ending Unfair Rent Increases for New Builds

Moved by: Regional Councillor Crawford
Seconded by: Councillor Tyler Morin

WHEREAS there have been dramatic price increases in Ontario's rental housing market with bidding wars becoming normal practice due to a shortage of rental houses and hot housing prices, and without rent increase limits many Ajax residents will be at risk of being priced out of their homes;

AND WHEREAS Ontario's Residential Tenancies Act, 2006, imposes yearly guidelines on rent increases based on the Ontario Consumer Price Index, however rental units being occupied for the first time after November 15, 2018 are exempt from these guidelines. There is no limit to how much a landlord can increase the rent each year for these units;

AND WHEREAS approximately 13.75% of Ajax households are renters, according to Statistics Canada's 2016 census data, and average rents have increased 4.3% in two-bedroom units and 12.9% in 3-bedroom units between 2018 and 2021, according to the Canada Mortgage and Housing Corporation;

AND WHEREAS Ajax is in the process of developing a Housing Strategy to further identify housing and affordable needs and propose recommendations to support our community;

NOW THEREFORE BE IT RESOLVED THAT:

1. Ajax Council requests the Province of Ontario to eliminate the rules exempting rental units occupied for the first time after November 15, 2018 from annual rent increase guidelines; and
2. This motion be circulated to the Ajax Provincial Constituency Office, the Regional Municipality of Durham, lower-tier municipalities in Durham Region, and the Ontario Big City Mayors.