



Real rent control can protect Manitoba tenants and keep rental housing affordable

After years of advocacy by tenants and their allies, Premier Kinew has committed to fulfilling his election promise to end big rent hikes. The Premier said that new spring legislation will “...be a good balance of ensuring landlords...get what they need (to keep up) the investments (in their properties), but (renters) (will) have greater clarity that we’ll have something closer to real rent control in Manitoba.”

We need real rent control in Manitoba, not just something ‘close.’ Rent increases for most, *but not all*, rental units are protected by an annual guideline tied to the inflation rate. The 2026 rent increase guideline is 1.8% and the average rate has been 1.6% over the last 20 years. Yet, average asking rents have increased 27.1% since 2022. This is because the guideline doesn’t apply to units renting above \$1,670/month and to new units for a period of 20 years. Rent control is further undermined by the landlord’s ability to withdraw “rent discounts” with little notice. Renters in over 14,000 units in Winnipeg and as many as 25,000 units across Manitoba are not protected from unlimited rent increases, leaving them vulnerable to forced moves and homelessness. *The Premier has NOT yet committed to closing these gaps.*

Even in units protected by the rent increase guideline, landlords can raise rents above the guideline if their operating costs increase or they incur capital expenses (e.g., new appliances, repairs). In 2022, the average ‘above guideline increase’ (AGI) was 9.8% but reported increases reached as high as 126%. AGI’s allow landlords to permanently increase profits off one-time costs. For example, after tenants pay 100% of the landlord’s capital expenses over a 3-8 year period, they must continue to pay the higher rent. *Premier Kinew has committed to addressing above-guideline increases, but without the specific changes listed below, new rules could still leave renters unprotected.*

We urge the Manitoba government to introduce *The Residential Tenancies Amendment Act* in March 2026. The Act and any regulations must include the following five key elements:

1. Apply rent regulations to units renting for more than \$1,670 monthly;
2. Replace the 20-year rent regulations exemption for buildings first occupied after 2005 with a 5-year exemption;
3. Limit above-guideline rent increases to no more than 9% and no more than 3% a year;
4. Calculate rent increases for capital expenses over a 10 to 25-year amortization period, after which the rent increase should be reversed; and
5. Disallow rent discounts while ensuring renters keep existing discounts.

These actions are rooted in Right to Housing’s [Social Housing Action Plan](#) for Manitoba; its [five pillars](#) have been endorsed by more than 90 organizations.