



To Mintu Sandhu, Minister of Public Service Delivery and Wab Kinew, Premier of Manitoba

[September, 2026]

Re: Open Letter supporting the timely passage of proposed amendments to the Residential Tenancies Act and the Residential Rent Regulations

The Government of Manitoba's proposals to expand and strengthen rent control are a welcome step in addressing the wider cost of living crisis Manitobans are enduring. In a context of growing public consciousness around the conditions of renters in Manitoba, the Residential Tenancies Amendment Act will provide added layers of protection especially beneficial to tenants and prospective tenants experiencing housing insecurity. The Residential Rent Regulation's expansion of rent control to cover units up to \$2000/month, and reducing the portion of capital expenses claimable toward above-guideline rent increases (AGIs) are significant steps toward keeping rental housing affordable in Manitoba and ensuring that renters aren't forced from their homes by unfair rent hikes.

We, the undersigned, call on the Government of Manitoba to pass all proposed amendments to the Residential Tenancies Act as proposed in Bill 13 as soon as possible, and to immediately implement all amendments to the Residential Rent Regulation proposed in the Spring legislative session.

The 2021 census documented that 24% of renter households in Manitoba were in core housing need, meaning that 1) their housing is unaffordable (costing more than 30% of before tax income), and/or is in need of major repairs and/or lacks enough bedrooms, and that 2) they cannot access alternative housing in their locale that meets their needs. This is double the rate of 12% in core housing need for Manitoba households overall. Moreover, there was no improvement in Manitoba's core housing need rate over the tenure of the previous Progressive Conservative government. Manitoba's core housing need rate stood at 11.4% in the 2016 Census, and 11.6% according to the 2023 Canadian Income Survey.

Affordability is the driving factor behind core housing need. Tenants and people experiencing housing insecurity are in serious need of greater protections and measures supporting housing affordability.

Lower-income households are more likely to be in core housing need, and they are more likely to be renters. Moreover, the 2021 Census revealed that some of the most vulnerable groups of renters in Manitoba experience core housing need at a higher rate. These include lone parent households (36.8%), seniors living alone (30.6%) households with children under 18 years of age (27.8%), Indigenous households (26.6%), one-person households (26.6%) and households with at least one person with a disability (24.5%).

Strengthening regulation of the private market through the proposed rent regulation changes will protect affordability, help address core housing need, and promote more secure, stable tenancies. This aligns with the provincial government's priority of ending chronic homelessness.

Protecting tenants protects vulnerable communities and benefits us all.

More must be done to create a fair rent regulation system, including: ensuring that all renters, regardless of the age of their unit or the rent they pay are protected by rent regulations, reducing the list of expenses landlords can claim for AGIs, ensuring rent increases from capital expenses are calculated based on their expected useful life (between 10-25 years) and are removed when capital expenses are fully paid, placing a limit on AGIs (phased in at no more than 3% a year), and disallowing rent discounts.

In the immediate term, Manitoba renters need the stronger protections included in the rent regulation changes currently proposed by the Government.

Given that the changes to the Residential Rent Regulation are crucial steps in protecting housing affordability in Manitoba, that the Minister has stated that public feedback on these changes was overwhelmingly supportive, and that they do not require legislative change, we call on the Minister of Public Service delivery to immediately implement these changes.

We note with concern that the official opposition's decision to designate Bill 13 was clearly framed by the position of the Professional Property Managers Association, that it needlessly delays important protections for tenants, and comes without alternative proposals to protect tenants.

We call on the Government of Manitoba to prevent any further delay in supporting tenants by passing Bill 13 as soon as possible in the Fall legislative session.