
From: Danny Cavanagh <president@nslabour.ca>
Sent: November 1, 2021 7:49 PM
To: Office of the Legislative Counsel
Subject: Submission on Bill 62 from the Nova Scotia Federation of Labour
Attachments: Bill 62 Law Amendments submission Nov 1^J 2021 copy copy copy copy.docx

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Please find attached our written submission for the Law Amendments Committee meeting in the Red Chamber at Province House 1726 Hollis Street, Halifax Nova Scotia concerning Bill No. 62 – Interim Residential Rental Increase Cap Act.

From: The Nova Scotia Federation of Labour, Date November 1st, 2021



Nova Scotia Federation of Labour

To: The Office of the Legislative Counsel
By Email: Legc.office@novascotia.ca

Submission for the Law Amendments Committee meeting in the Red Chamber at Province House 1726 Hollis Street, Halifax Nova Scotia concerning Bill No. 62 – Interim Residential Rental Increase Cap Act.

From: The Nova Scotia Federation of Labour
Date November 1st, 2021

Honourable Brad Johns
Chair of the Nova Scotia
Law Amendments Committee

Dear Chair and committee members please find below a submission in writing on Bill 62 An Act to Implement an Interim Residential Rental Increase Cap from the Nova Scotia Federation of Labour president, Danny Cavanagh.

We are pleased that the rent cap will remain in place. Doing so will add balance and alleviate much stress from thousands of renters. The fact is that the situation for renters without such legislation many faced either eviction or astronomically high increases in rent. With the vacancy rate so low, the current market was not looking after those who needed affordable housing. Implementing a rent cap is a good idea and one that will help thousands of people across the province.

It's clear that this is not just an issue in Halifax, and many people are facing a crisis with finding affordable housing. Rent control is needed all over our province, from Sydney to Yarmouth. We know that many families are/were worried about rent increases, especially with winter coming and being faced with no option but to be homeless. Rent control is a tool to help, but we also need more affordable housing. A rent cap is one solution to the housing crisis, until we see an influx of more affordable units.

We are in a housing crisis and have been for a while, and helping families find a home they can afford is an important issue for us all. The housing crisis is yet another example of being told **“don't worry the market will look after us”**, it has not, and such statements do give us worry. This is a good case in point that it will not and has not. Rent caps are needed.

Far too many workers and their families do not have affordable housing and have given up on ever being able to afford a home. Rent caps will prevent landlords from moving people out simply to increase their profits, by making the poor vacate and increasing rent in the name of fixing the place up.

Government must fix the housing crisis and ensure the streets do not become the home for thousands of people for the sake of landlord profits. We need better laws to protect tenants from rent gouging. Rent control will work until there are adequate low-cost rental units' people can afford. We need a National and a Provincial Housing Strategy that would take the big money out of housing, to address serial house flipping and money laundering within the housing market. We need the government to increase the supply of affordable homes and introduce measures to make homes more affordable for families.

Rent control must be kept in place, at least temporarily, as a tool to address the urgent need for housing ahead of the winter. If the government keeps failing to solve the housing crisis and to make rent control a priority, we will have a huge problem on our hands as a province.

As winter approaches with the colder weather, we all know that sleeping in cars, on the streets, or in tents is not good enough. We can and must do better to ensure affordable housing and rent control will help keep thousands of people in their homes. Extending rent control, and rapidly increasing affordable housing are essential to ensure people have a safe and affordable place to live in the weeks and months ahead.

We, along with tenants and community groups, are pleased to see a two-year rent cap for the thousands of families who rent their homes. People in this province stood up by the thousands and advocated for an expansion of the rent cap, and it must remain open to possible extension. This change by the current government means the immediate relief of much anxiety with which so many people were being faced. Without a rent cap, thousands of Nova Scotians would have seen rapid increases in rental costs. It is our view that permanent rent control, beyond the two-year rent cap, is still needed to protect tenants. Any new housing plan must support non-profit organizations to build new supportive housing, because non-profit housing is essential to increasing the supply of affordable housing. A key priority will be making sure new units get built and get built quickly, and until the market has enough affordable housing, the rent cap must remain in place.

Signed



Danny Cavanagh
President
Nova Scotia Federation of Labour.