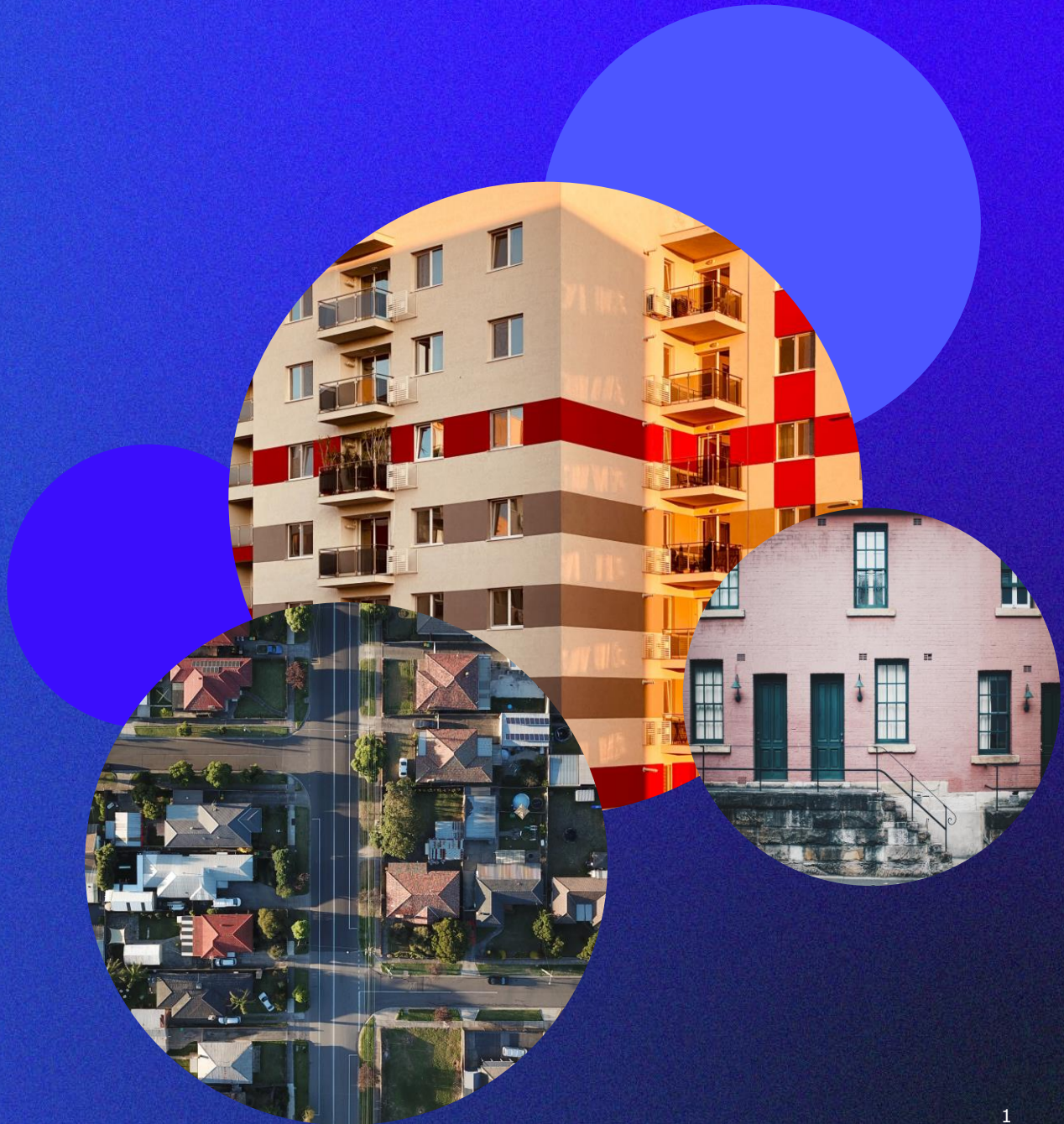


# Ontario Rental Housing Study

September 22, 2023



VIVRE EN VILLE  
angus reid group



# Methodology

## Field Window

August 30 –  
September 15, 2023



## Study

In partnership with Vivre en Ville, the Angus Reid Group conducting study on the rental housing market in Ontario. The intent of this study is to examine the current housing climate and also collect detailed information about tenants in Ontario. The findings of this study will form the core of a new rental registry.



## Sample

3,015 Ontario Adults (age 18+ yrs.) who currently rent their primary residence and are members of the Angus Reid Forum.

For comparison purposes only, a probability sample of this size would yield a margin of error of +/- 1.6 percentage points at a 95% confidence level.



# 5 things you should know

01

Renters have become accustomed to moving from place to place. In fact, 47% of current renters have been in their residence for less than three years. In the past 15 years, renters have lived in an average of 3.7 residences. This number increases to 4.5 among 18 to 34 year olds.

02

In a year marked by a rent freeze, 28% of renters received either a Notice of Rent Increase or an Agreement to Increase the Rent Above the Guideline in 2021.

In the last five years 15% of renters have received a notice to end your tenancy. The most common reason given is because of a unit purchase or because of family member requires the rental unit.

03

Tenants who have moved in the last year have seen their rent go up on average 34%.

Tenants who have moved in the last 1-3 years have seen their rent go up on average 29%.

04

Homelessness is a pervasive problem among renters. In Ontario, one-in- five (20%) renters said that they have experienced homelessness at some point in their lives. This proportion increases to 28% among lower income (<\$50K) Ontario renters.

Currently only 7% of renters say that they receive a supplement or subsidy to pay their rent from the Canada Ontario Housing Benefit (COHB) , Canada Mortgage and Corporation (CMHC) or Portable Housing Benefit (PHB).

05

Home ownership is out of reach for most Ontario renters with only one-in-six (16%) renters who think they will be able afford to become homeowners in the next five years. This proportion drops to 8% among those 55+ years.

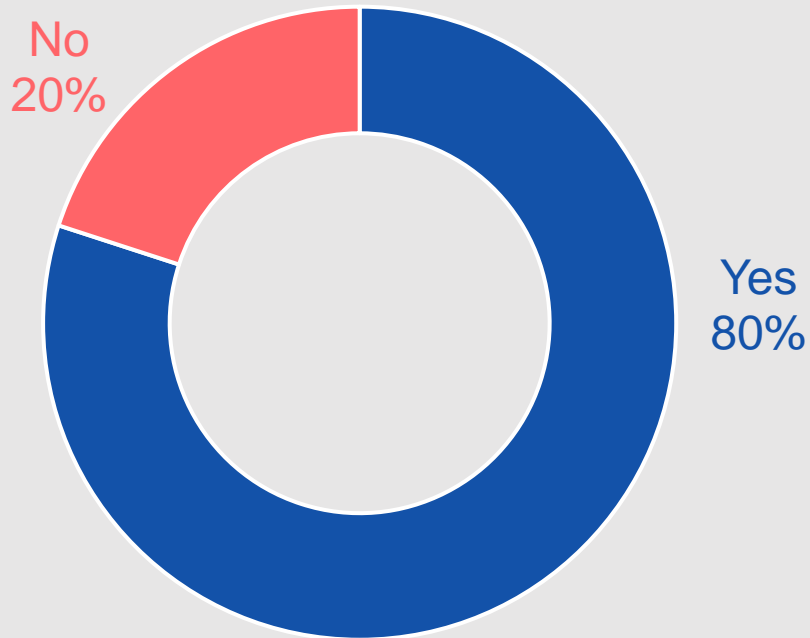


# Renter Profile

## Agreement to share answers with Rental Registry

Four out of five renters agreed to have their answers shared with the Rental Registry.

### Agreement to share answers with Rental Registry



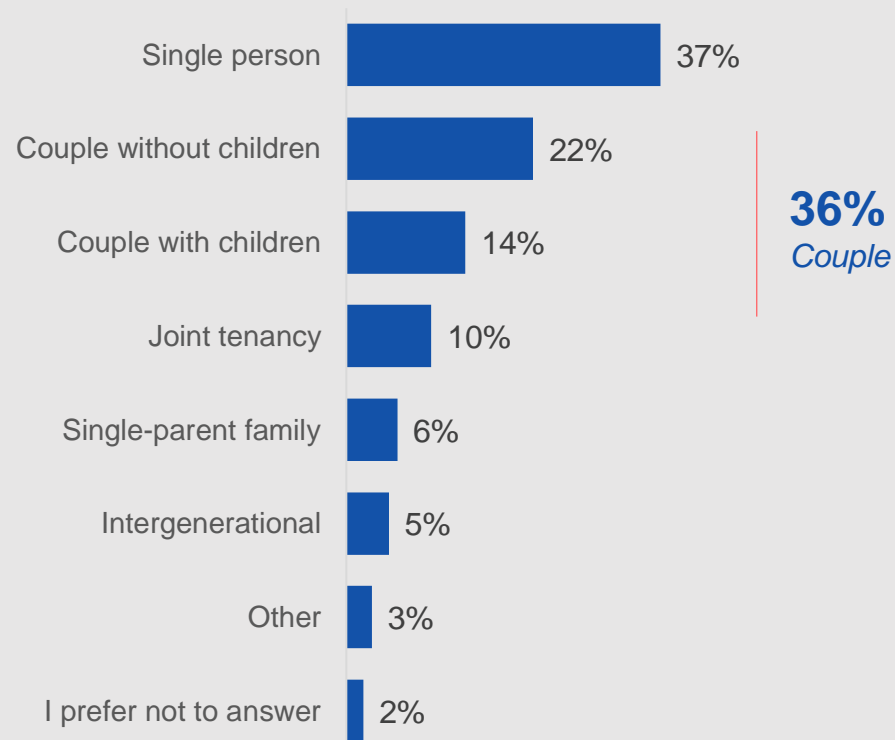
# 83%

of apartment renters agreed to share their answers compared with 76% of house renters.

## Household Composition

Household composition is most likely to be either single persons or couples.

Household Composition of Residence



18 to 34 year olds are most likely to have a joint tenancy (17%), while half (50%) of older Ontarians (55+) live on their own.

35 to 54 year olds are most likely to be in a couple with children (23%), or single parent families (9%)



Renters currently living in a **condominium** are most likely to be couples with no children (36%)



Renters currently living in an **apartment** are most likely to live on their own (47%).

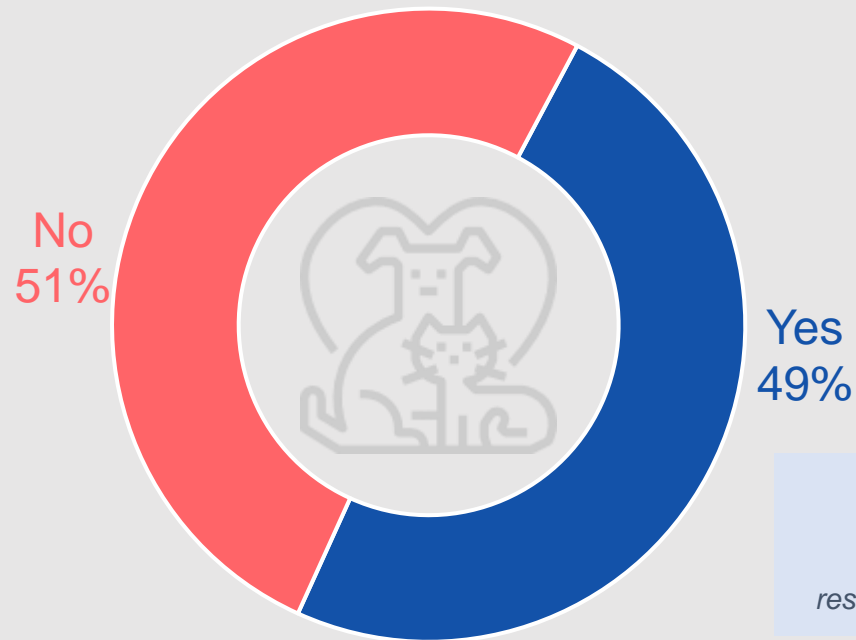


Those residing in a **house** are most likely be couples with children (24%)

## Renters with Pets

# Half of Ontario renters have pets living with them.

### Have Pets Living at Residence



**Higher among:**  
Women (54%)  
35 to 54 year olds (54%),  
residents outside of the GTA (54%)

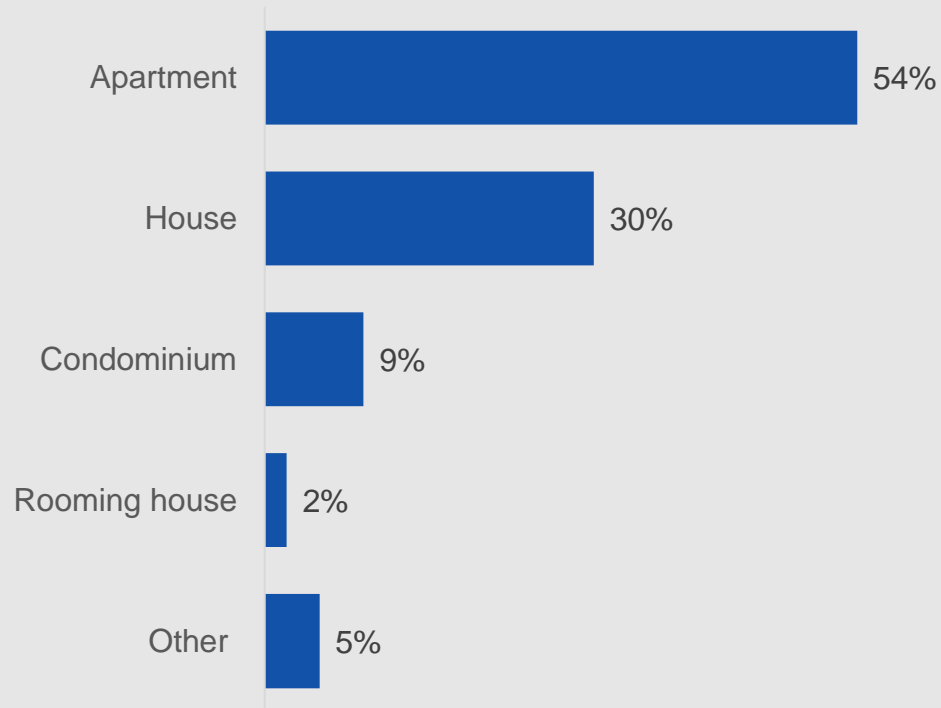


Renters currently living in an *condominium* are least likely to have pets living with them (38%).

## Dwelling Type

# Renters are most likely to live in apartments and houses.

Type of Rental Residence



**More likely to reside in an apartment:**

- Older Ontarians (aged 55+)
- Lower income earners (<\$50k)

18 to 34 year olds are more likely than 55+ year olds to be renting:  
a house (37% vs. 21%)  
A condo (11% vs. 7%)

Two-in-five (42%) high income earners (\$100K+) are currently renting a house.

Current rental residences have an average of

# 2.1



closed bedrooms.

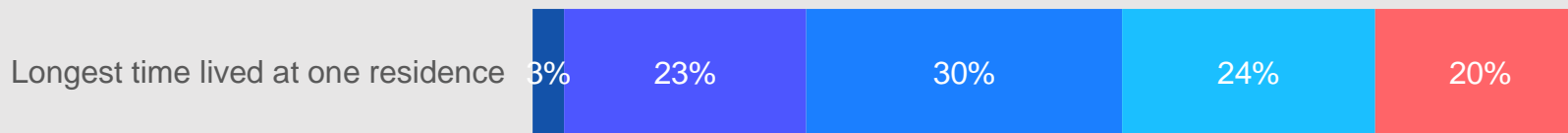
*This increases to 2.3 among 18 to 34 year olds; and 2.4 among high income earners (\$100k+).*



## Time Lived at Residence

Renters are most likely to have lived at one residence over 1-3 years, and on average have lived in four residences in the past 15 years.

### Time Lived at Residence

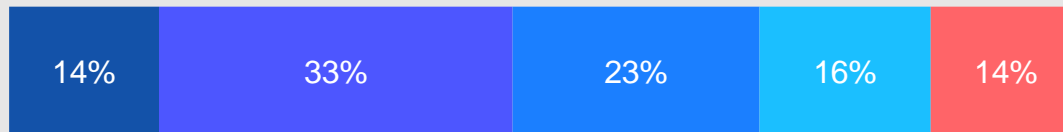


#### **Have lived 15 years or more (higher among):**

Older Ontarians (aged 55+), 33% vs 13% among 18-54yrs.

One quarter (24%) of lower income Ontarians (earning <\$50k annually) vs. 15% among those who earn more  
22% of those in the GTA vs. 17% outside of GTA

Time lived at current residence



#### **3 years or less higher among:**

Seven-in-ten (70%) Ontarians aged 18 to 34 compared to 45% of those aged 35 to 54, and 30% of those aged 55+.

#### **Have lived 15 years or more (higher among):**

16% of lower income Ontarians (earning <\$50k annually), compared to 11% among higher income earners  
17% of those in the GTA, have lived in their current residence for 15 years or longer, compared to 11% among other regions of the province.

■ Less than 1 year    ■ 1 to 3 years    ■ 4 to 7 years    ■ 8 to 14 years    ■ 15 years or more

Base: All Respondents (n=3,015)

QB2. How many residences have you lived in in the last 15 years?

QB3. What is the longest period of time you have lived in one residence as a tenant?

QB6. How long have you lived at your current residence?

Renters have lived in  
an average of

# 3.7



residences in the past 15 years

*This increases to 4.5 among 18 to 34 year olds; 4.1 among University educated and high income earners (\$100k+); and 4.0 among 35 to 54 year olds.*

## Condition of their Residence

One-in-seven (14%) of renters consider their current residence to be in poor condition.

### Condition of Current Residence

Very good condition

34%

Fairly good condition

50%

Fairly poor condition

11%

Very poor condition

3%

I don't know / I prefer not to answer

2%

**84%**  
*Good condition*

**14%**  
*Poor condition*

*40% of Older Ontarians (aged 55+) report that their current residence is in very good condition compared to 30% among those 18-54.*

# 3%

of renters currently living in a condo report their residence is in poor condition compared to 16% of apartment dwellers and 12% of home dwellers.

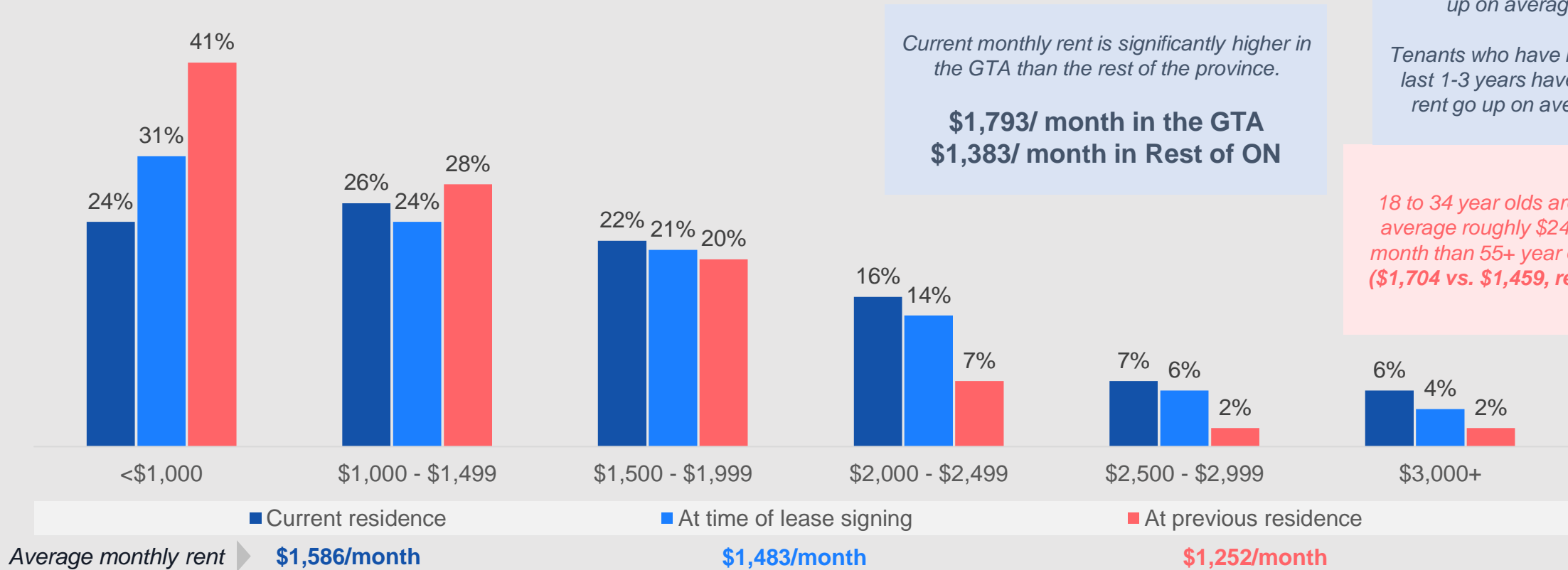


# Rent Amount

## Rent Amount

The average monthly rent in Ontario is currently \$1,586/month, and \$1,793/month in the GTA.

### Monthly Rent Paid at Current Residence vs. Previous and at Lease Signing



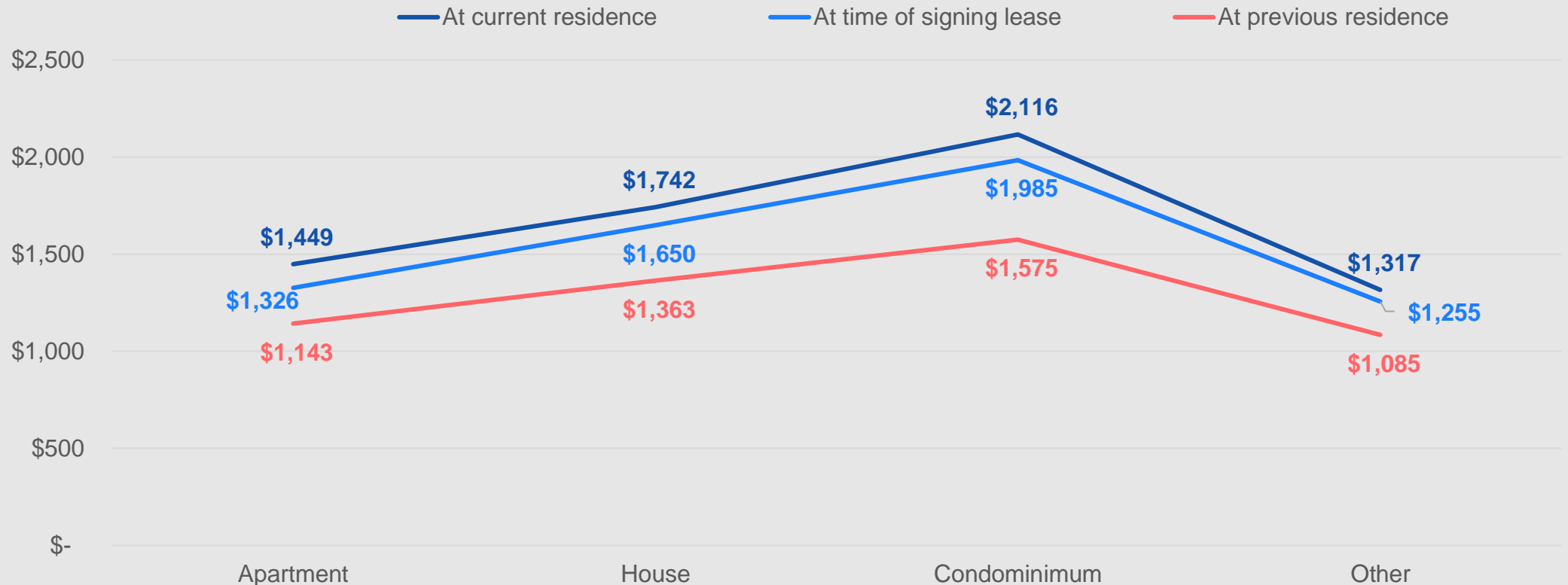
Base: All Respondents excluding don't know and prefer not to answer (n=2,927)  
 QB7. What is your current monthly rent?  
 QB8. What was your monthly rent when you signed the lease for your current residence?  
 QB9. What was your monthly rent at your previous residence?

## Rent Amount by Dwelling Type

Dwelling types play a large role in the current monthly rent, with condominium renters paying an average of \$2,116/month.

### Monthly Rent Paid at Current Residence vs. Previous and at Lease Signing

Mean Amount Paid by Residence Type



Average monthly rent  
**Overall**

**\$1,252/month**  
At previous residence

**\$1,483/month**  
At time of signing lease

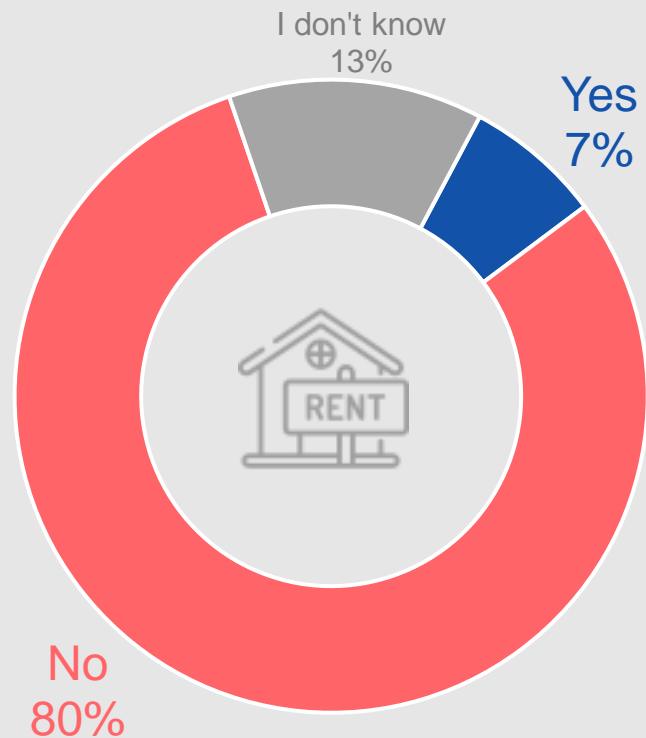
**\$1,586/month**  
At current residence

Base: All Respondents excluding don't know and prefer not to answer (n=2,927)  
QB7. What is your current monthly rent?  
QB8. What was your monthly rent when you signed the lease for your current residence?  
QB9. What was your monthly rent at your previous residence?

## Rent Amount of Previous Tenant

Most renters are not aware of what the previous tenant paid, and the average is \$1,197/month among those who are aware.

### Awareness of Rent Paid by Previous Tenant



**\$1,197/month**

*Average rent paid by previous tenant*

*Older Ontarians (55+) are most likely to be unsure of the amount paid for rent by previous tenant (15%).*

### Cost of Rent Paid by Previous Tenant *Among those aware of amount*



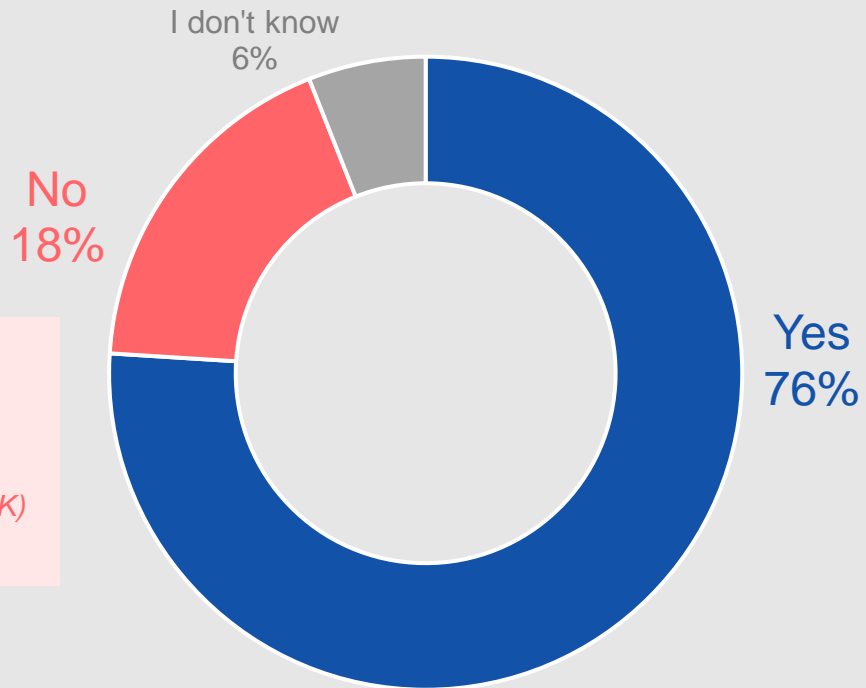


# Landlords & Leases

## Signing a Lease

Three out of four renters signed a lease at their current residence.

Lease Usage at Current Residence



*Did not sign a lease is higher among:*

- Ages 55+ (20%)
- Lower income earners (<\$50K) (21%)

# 76%

Signed a lease at their current residence

*This is higher among:*

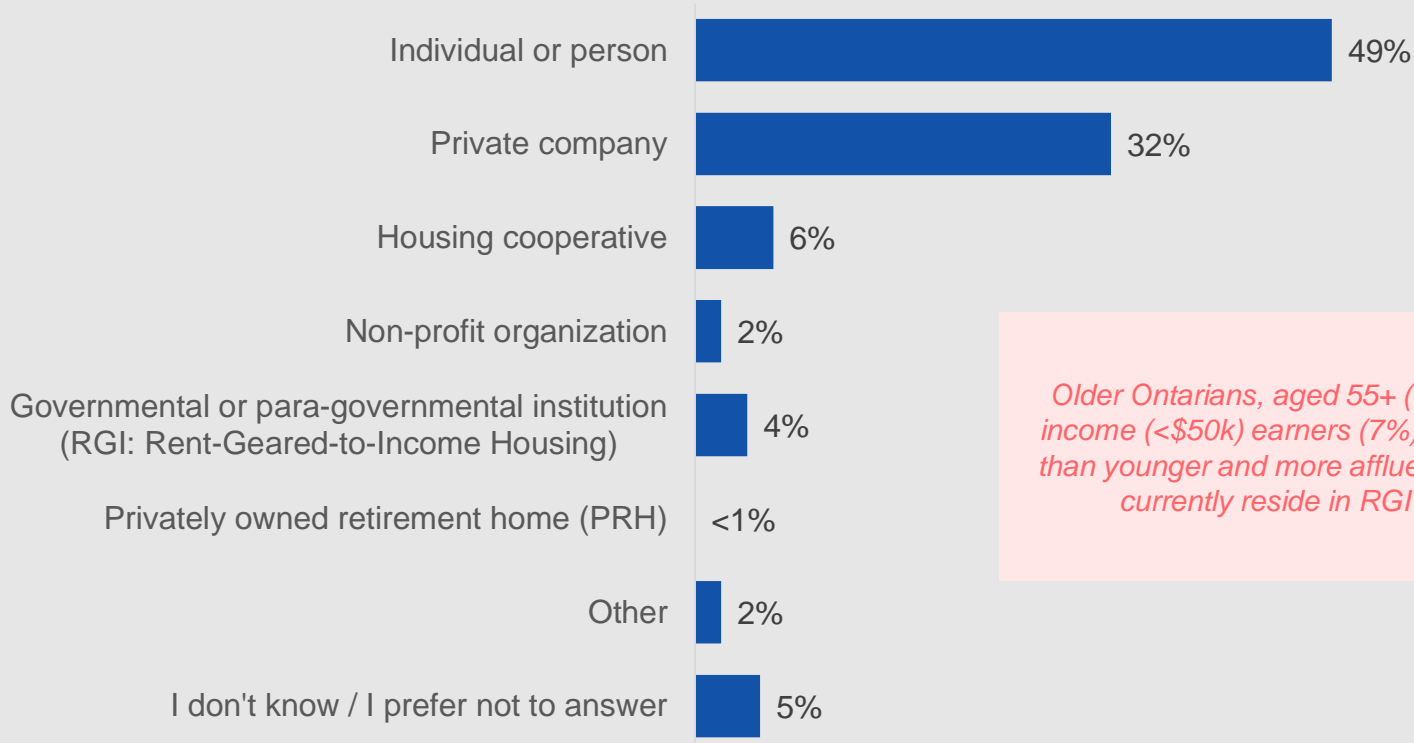
- Those in GTA (79%)
- 35-49 year olds (79%)
- Women (78%)



## Landlords and Property Owner Profile

Property owners are most likely to be individuals or private companies.

### Current Landlord/Property Ownership



*Older Ontarians, aged 55+ (6%) and lower income (<\$50k) earners (7%) are more likely than younger and more affluent Ontarians to currently reside in RGI housing.*

# 49%

of Ontarians have an individual or person as a landlord.

*This increases to 60% among 18-34 year olds.*

# 50%

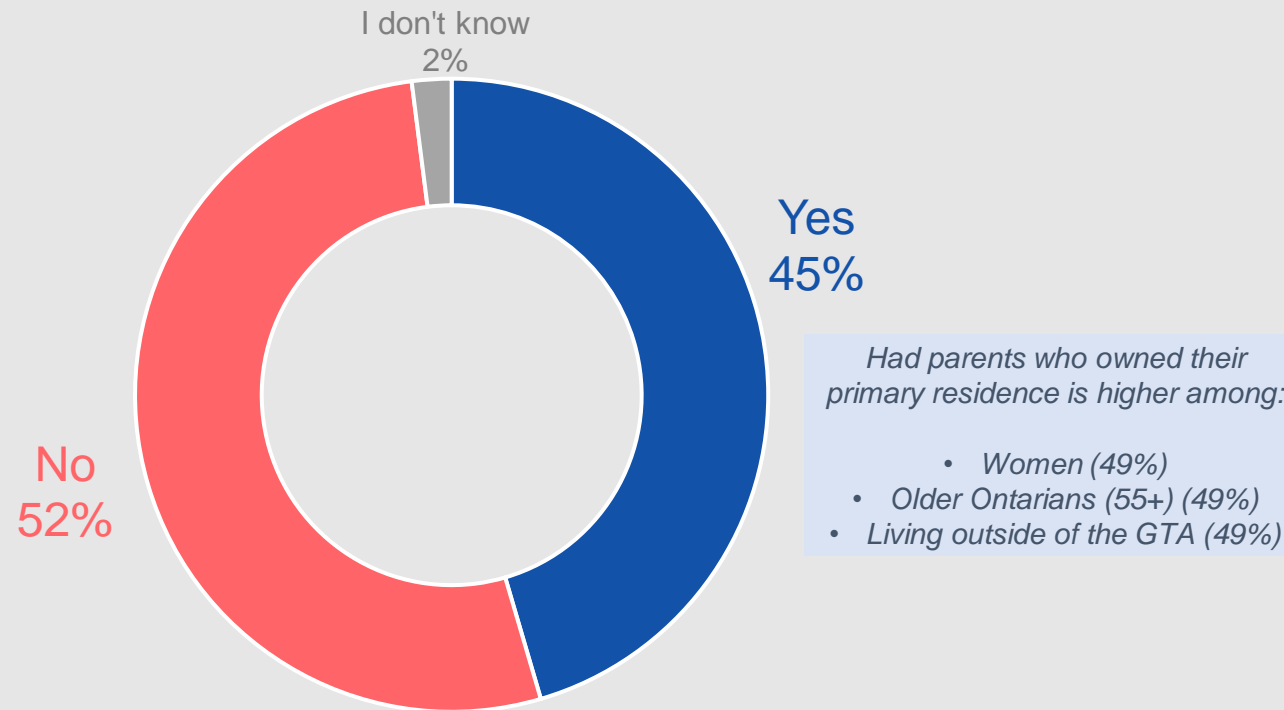
of Ontarians aged 55+ have a private company, housing co-operative or non-profit as a landlord.

*Compared to 29% of 18-34 year olds, and 38% of 35-54 year olds.*

## Parental Ownership

Among renters, less than half have parents who are/were the owners of their primary residence.

### Parent Ownership of Primary Residence



Renters who primarily live in *rural areas* have parents who were the owners of their primary residence (54%).

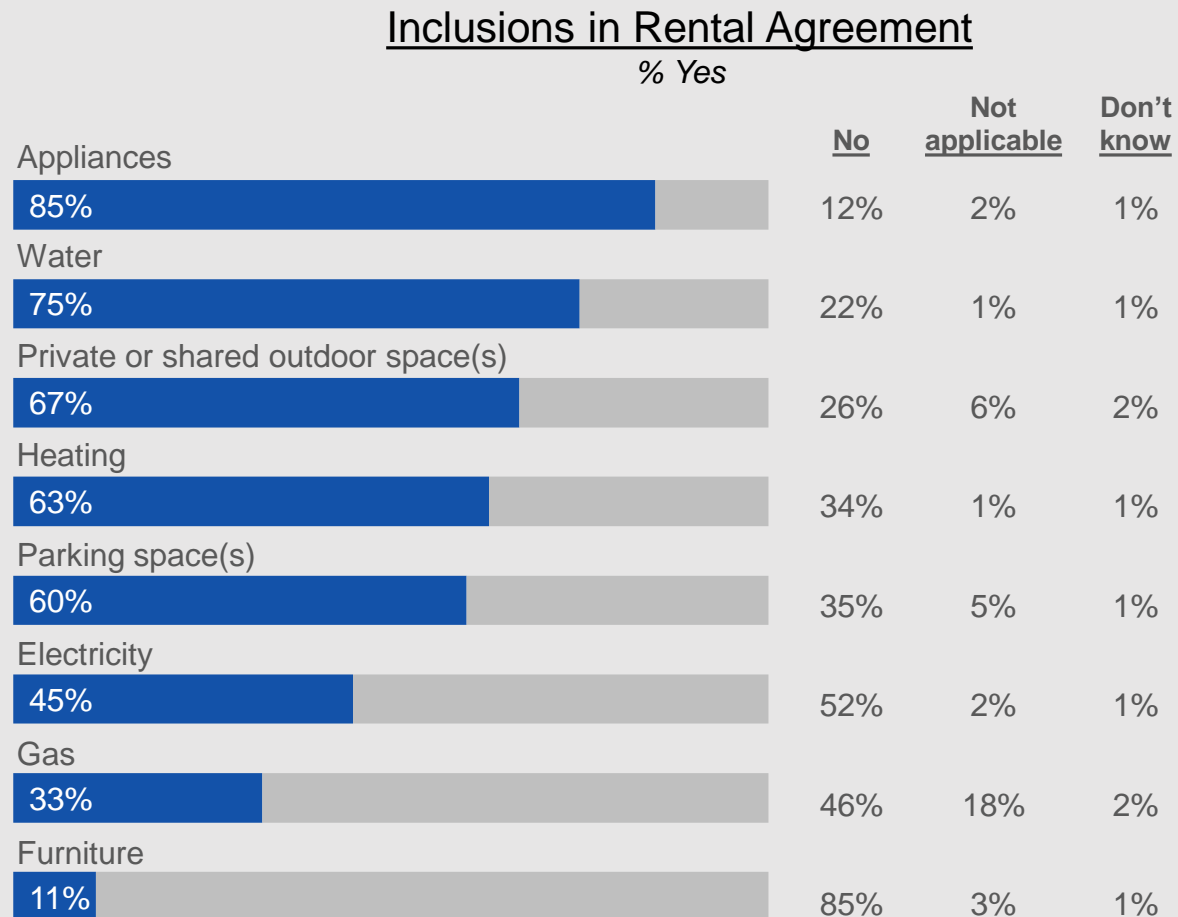
While renters who primarily live in *urban* (54%) or *suburban* (52%) communities have parents who were not the owners of their primary residence.



# What's included

## Inclusions in the Rental Agreement

Appliances and water are the most likely inclusions in rental agreements.



*Lower income Ontarians (<\$50k) are more likely to have inclusions in their rent (i.e. heat, electricity, gas, water and furniture)*



Renters currently living in an **apartment** are more likely to have their heat, electricity, water and appliances included in their rent.

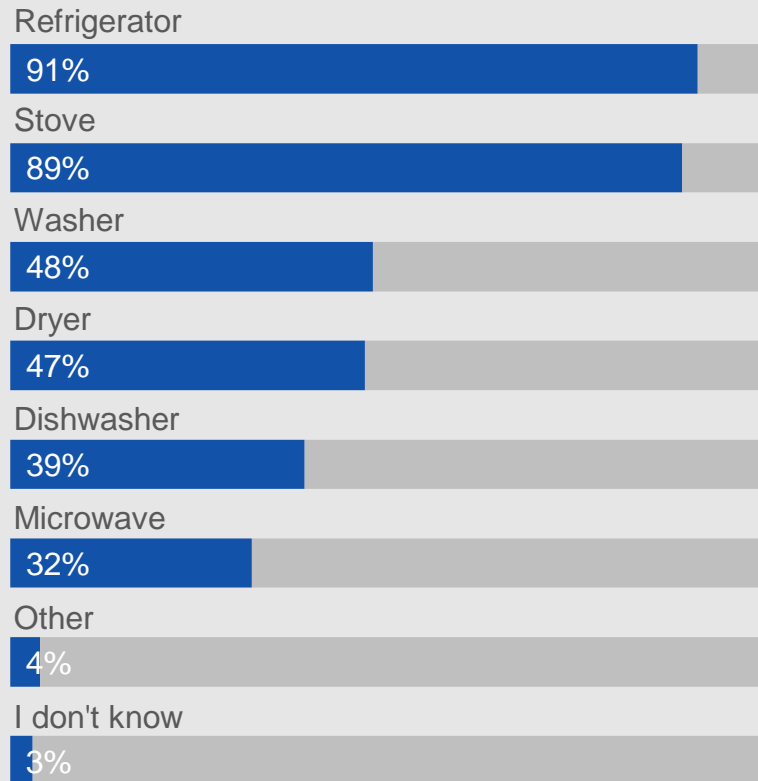


Those residing in a **house** are more likely to include furniture, parking and private/shared outdoor spaces.

## Appliances Included

Fridges and stoves are the appliances most commonly included in Ontarians' rent.

### Appliances Included in Rental Agreement



*Renters in the GTA are more likely to have a refrigerator, stove and microwave included.*

*18 to 34 year olds are most likely to have laundry facilities (washer/dryer) and a microwave included.*

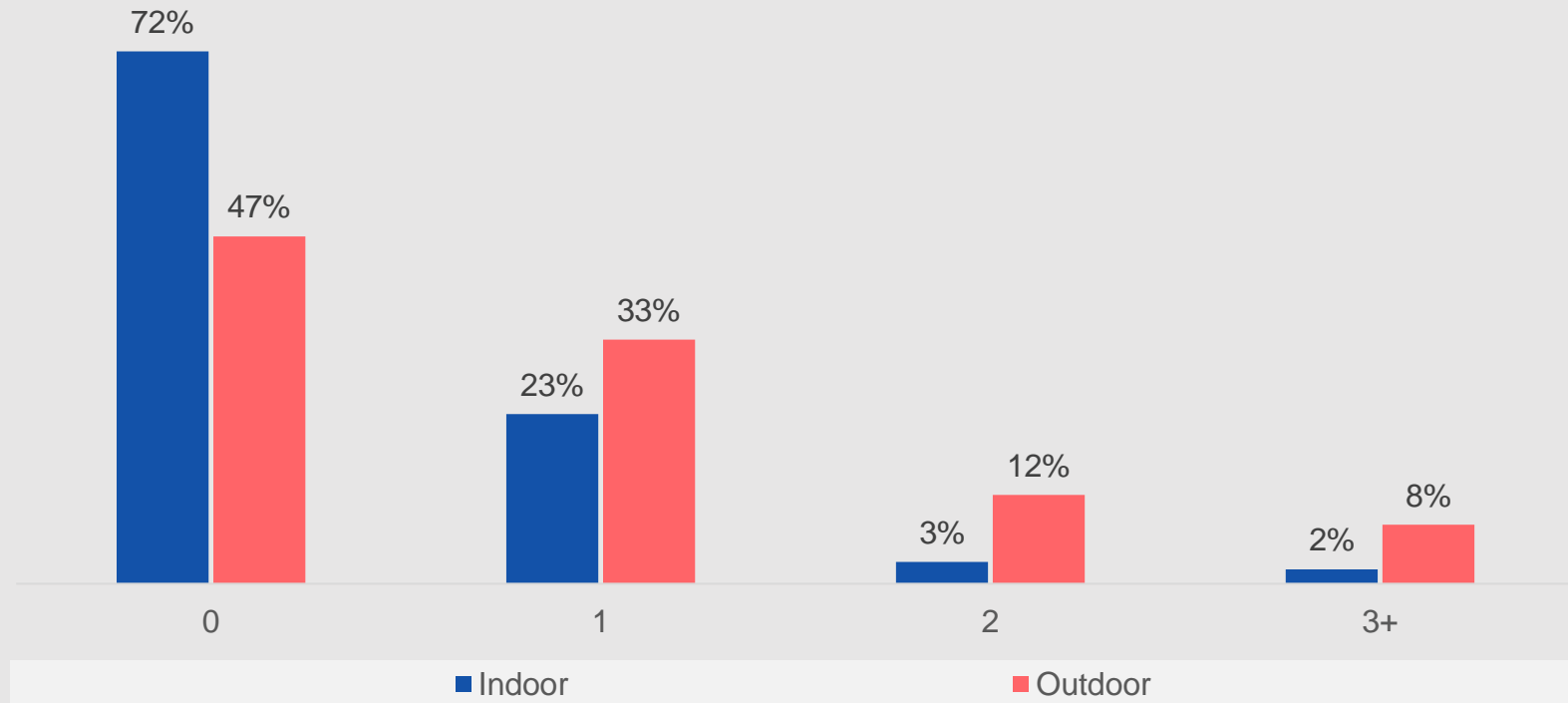


Renters currently living in an **condominium** are more likely to have all available appliances included in their rent (fridge, stove, laundry, dishwasher and microwave)

## Parking Spaces

Renters are much more likely to be offered outdoor parking spaces as part of their rent, but the average number of spaces is higher for indoor parking spaces.

Number of Available Parking Spaces Included in Rent



Base: All Respondents (n=3,015)  
QB19. Please indicate the number of indoor and outdoor parking spaces that are included in your rent.

# 3.0

Mean # of available *indoor* parking spaces

*This increases to 4.9 in the GTA. Apartments and condominiums offer the fewest indoor spaces at 1.8 and 1.4, respectively.*

# 2.4

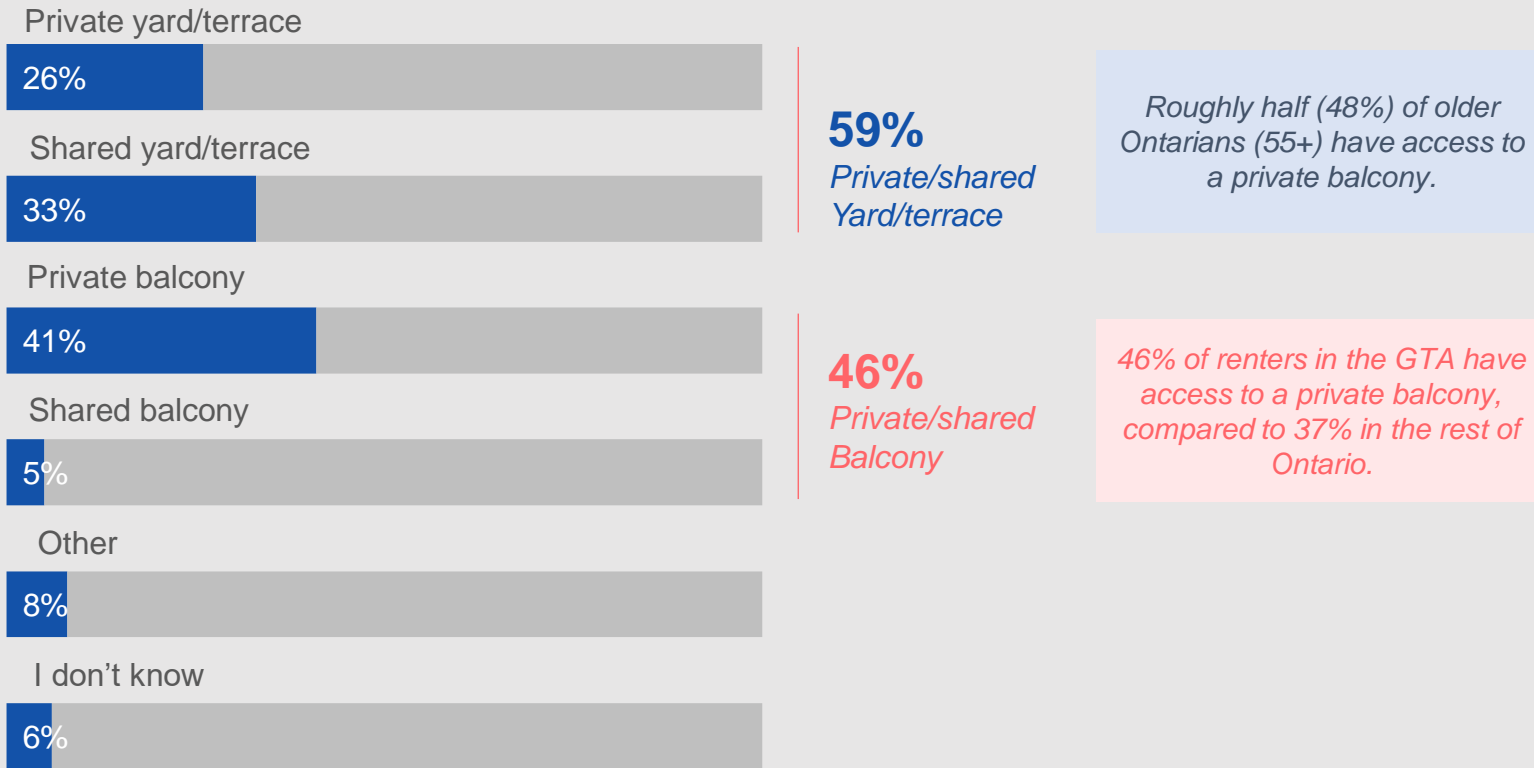
Mean # of available *outdoor* parking spaces

*This increases to 4.3 among 18 to 34 year olds and 4.2 among those renting a house.*

## Access to Spaces

In terms of exterior access, private spaces are more likely to be in the form of a balcony, while shared spaces are more likely to be in the form of a yard/terrace.

### Exterior Access Points Included in Rental Agreement



# 59%

of renters have a private or shared **yard or terrace**.

*This increases to 64% among renters living outside of the GTA.*

# 46%

of renters have a private or shared **balcony**.



# Changes in Rent



## Notices Received Over the Past 5 Years

Four out of ten renters have received a notice of rent increase in 2023.

*In 2021, 28% of renters received a Notice of Rent Increase and/or an Agreement to Increase the Rent Above the Guideline*

### Notices Received from Landlord in Past 5 Years

	2023	2022	2021	2020	2019	Have Ever Received Notice – last 5 years
Notice of Rent Increase <i>(N1: Notice of Rent Increase, N2: Notice of Rent Increase (Unit Partially Exempt), N3: Notice to Increase the Rent and/or Charges for Care Services and Meals)</i>	40%	39%	26%	22%	23%	65%
Agreement to Increase the Rent Above the Guideline <i>(N10)</i>	13%	10%	7%	6%	6%	27%
Notice to End your Tenancy <i>(N4, N5, N6, N7, N8, N12, N13)</i>	5%	4%	3%	3%	2%	15%
Notice of Rent Arrears	3%	2%	2%	1%	1%	8%
Notice of Rent Decrease	2%	2%	1%	1%	1%	7%
Notice of Rent Increase Rescinded	2%	1%	1%	1%	1%	6%
Notice of Rent Reduction <i>(RR)</i>	1%	1%	1%	1%	1%	6%
Notice to Terminate a Rent Increase Above the Guideline	1%	2%	1%	1%	1%	5%

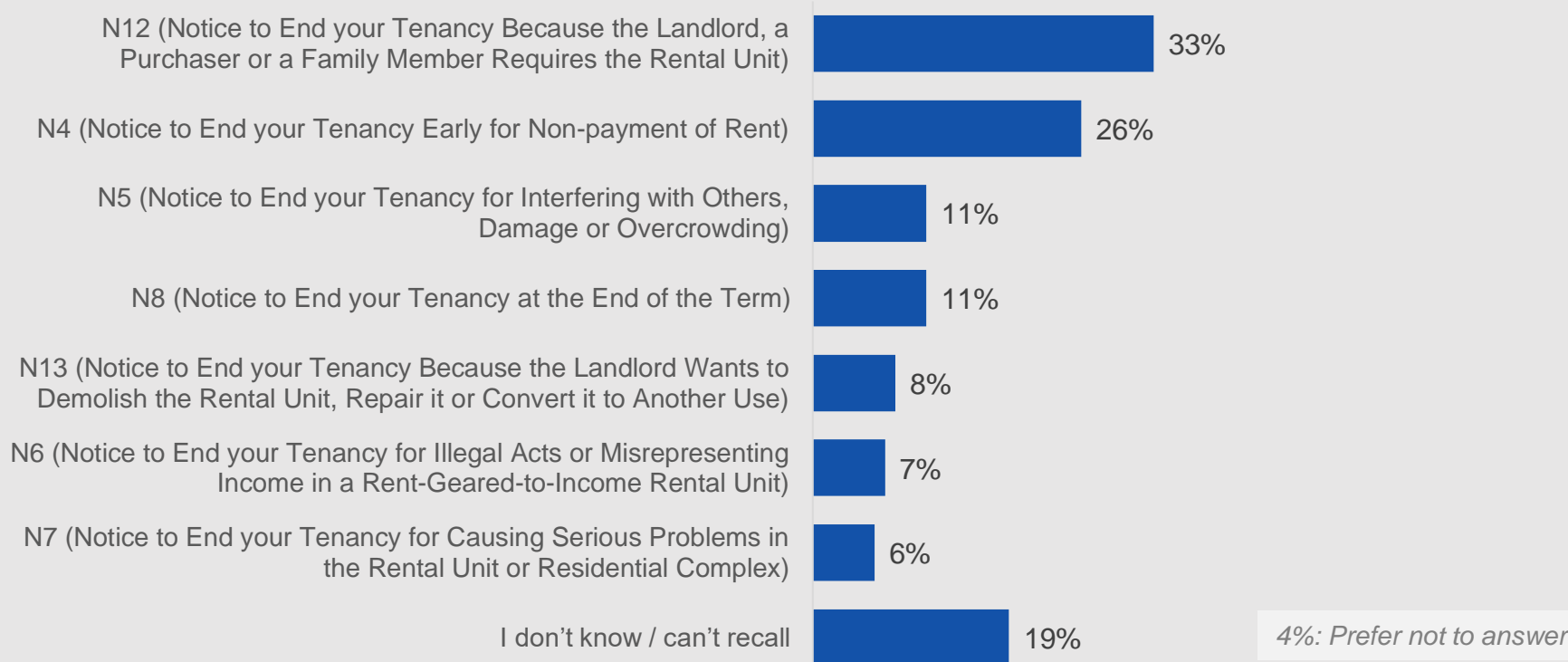
Base: All Respondents (n=3,015)  
QB12. Have you received the following notices from your landlord in the last five years?

## End Your Tenancy Notices

Of the 15% who have received an End of Tenancy form in the last five years, 33% is due to N12 (a purchase or family member need).

### Type of Notice to End Your Tenancy Form Received

*Among those who have received this type of form in the past 5 years*



Base: Received "Notice to End your Tenancy" notice in the past 5 years (n=408)  
QB13. Specifically, which Notice to End your Tenancy form(s) did you receive?

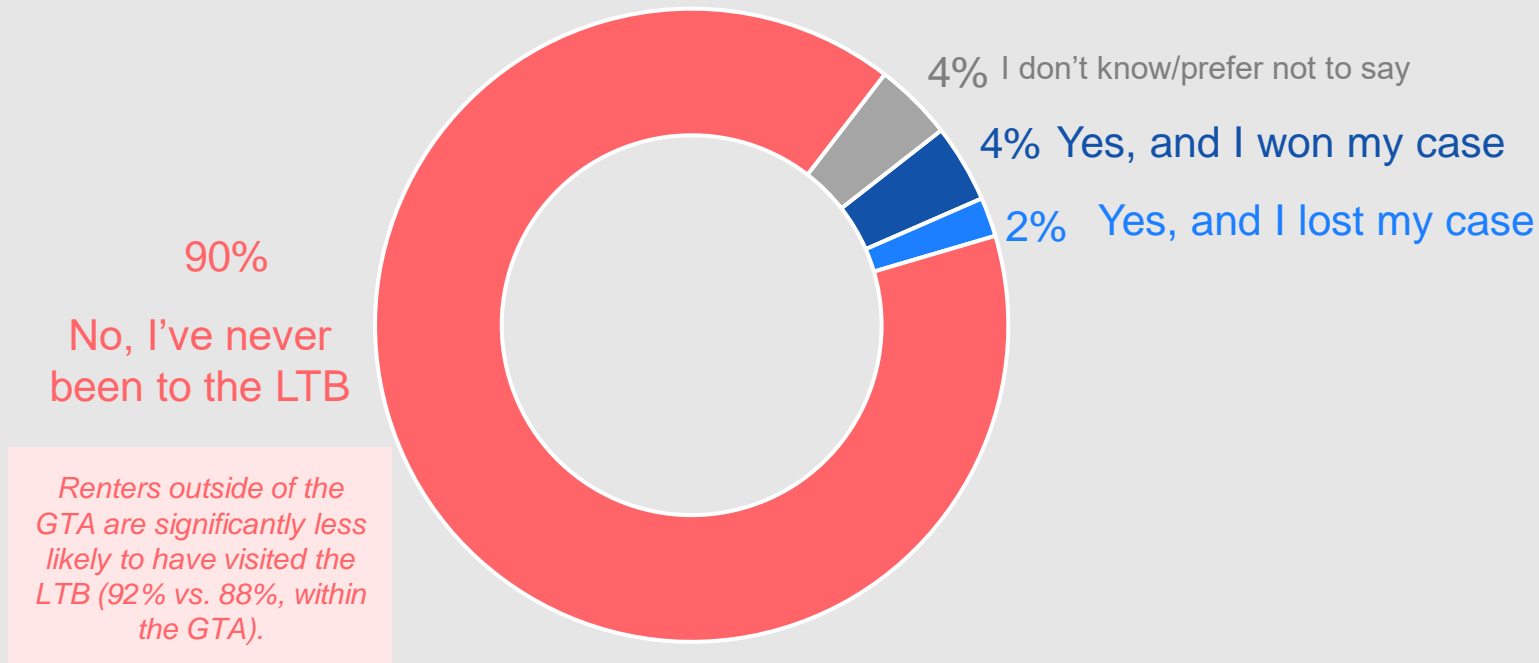
# 15%

of Ontarians have received a  
"Notice to End your Tenancy"  
form in the past 5 years

## Landlord and Tenant Board

# 6% of renters have been to the Landlord and Tenant Board for refusing an Above Guideline Increase (AGI).

Experience with the Landlord and Tenant Board (LTB)



# 6%

Have been to the LTB for refusing an Above Guideline Increase (AGI) to their rent

*Renters in the GTA are more likely than the rest of Ontario to have visited the LTB for refusing an Above Guideline rent increase (7% vs. 5%)*

## Dealing with Above LTB Guideline Increases

# Renters are split on whether they would agree to an increase above LTB guidelines.

### Reaction to Landlord Announcing a Rent Increase Above LTB Guideline

I would agree because I have no choice

27%

I would agree and ask for something in return

17%

I would not agree and I would move

9%

I would not agree and I would stay in this residence

29%

I don't know / I prefer not to answer

18%

**44%**

*Would agree*

**38%**

*Would not agree*

*18 to 34 year olds are more likely than those aged 35+ to agree to but ask for something in return, or move entirely, if asked for a rent increase above LTB guidelines.*

# 44%

of renters **would agree** to an increase above LTB guidelines.

# 38%

of renters **would not agree** to an increase above LTB guidelines.

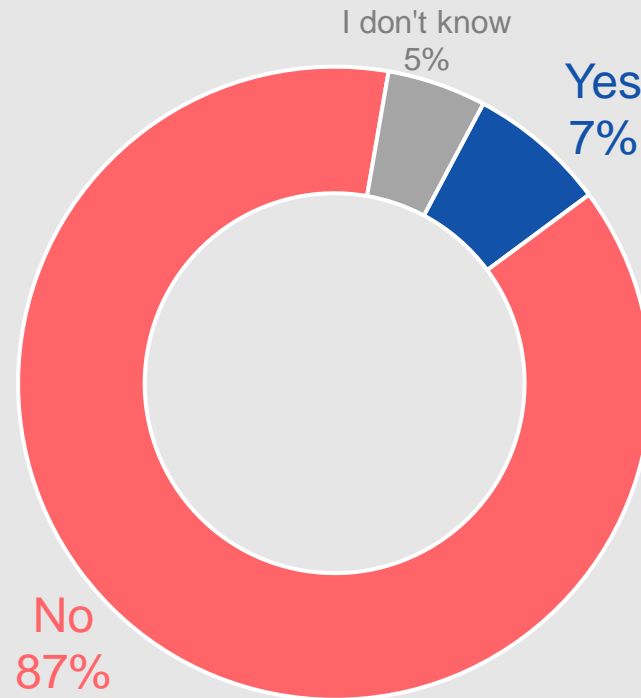


# Subsidies, Homelessness and Home Ownership

## Rent Subsidies

The majority of renters do not receive any subsidy to pay their rent.

### Receive Subsidy or Supplement to Pay Rent



**Higher Among:**  
18 to 34 year olds (10%)  
lower income (<\$50k) renters (12%)

Canada

Canada Ontario Housing Benefit (COHB)

Ontario

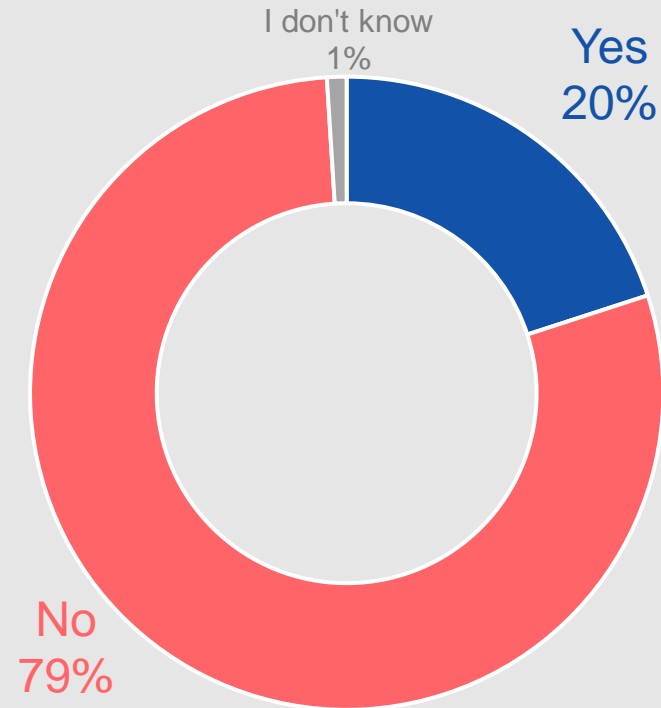
Portable Housing Benefit (PHB)

CMHC SCHL

## Experience with Homelessness

One in five renters have experienced homelessness at some point in their lives.

### Experience with Homelessness



**Higher Among**  
35 to 54 year olds (23%)

Residents living outside of the GTA  
(22% compared to 18% within the  
GTA).

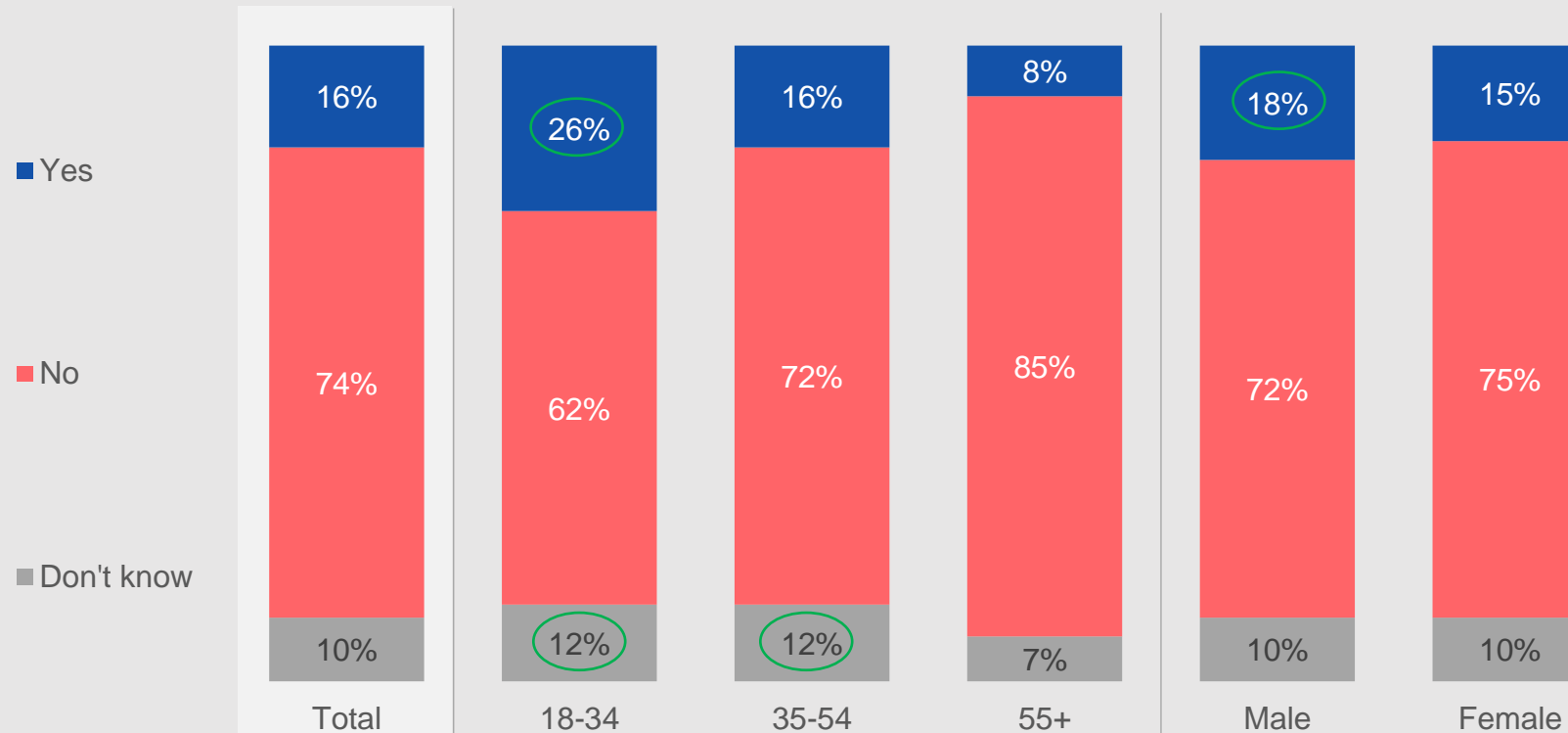
Lower income (<\$50K) Ontarians 28%

## Home Ownership in the Next 5 Years

Only one-in-six renters think they will be able afford to become homeowners in the next five years.

### Perceptions of Home-Ownership in the Next 5 Years

Do you think you can afford to become a homeowner in the next five years?



One-quarter (26%) of 18 to 34 year old renters believe they can afford homeownership in the next 5 years.

Men are slightly more confident than women in their ability to afford homeownership in the next 5 years (18% vs. 15%, respectively)

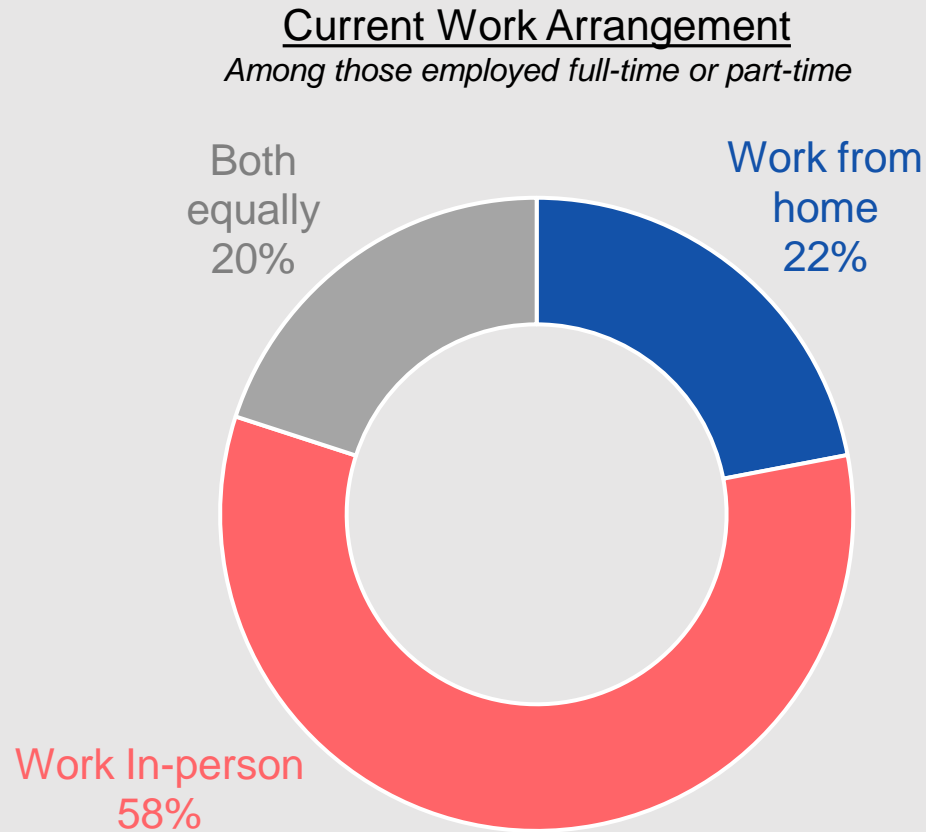




# Employment & Commuting

## Working from Home

Three out of four employees work in-person at least part of the time.



# 71%

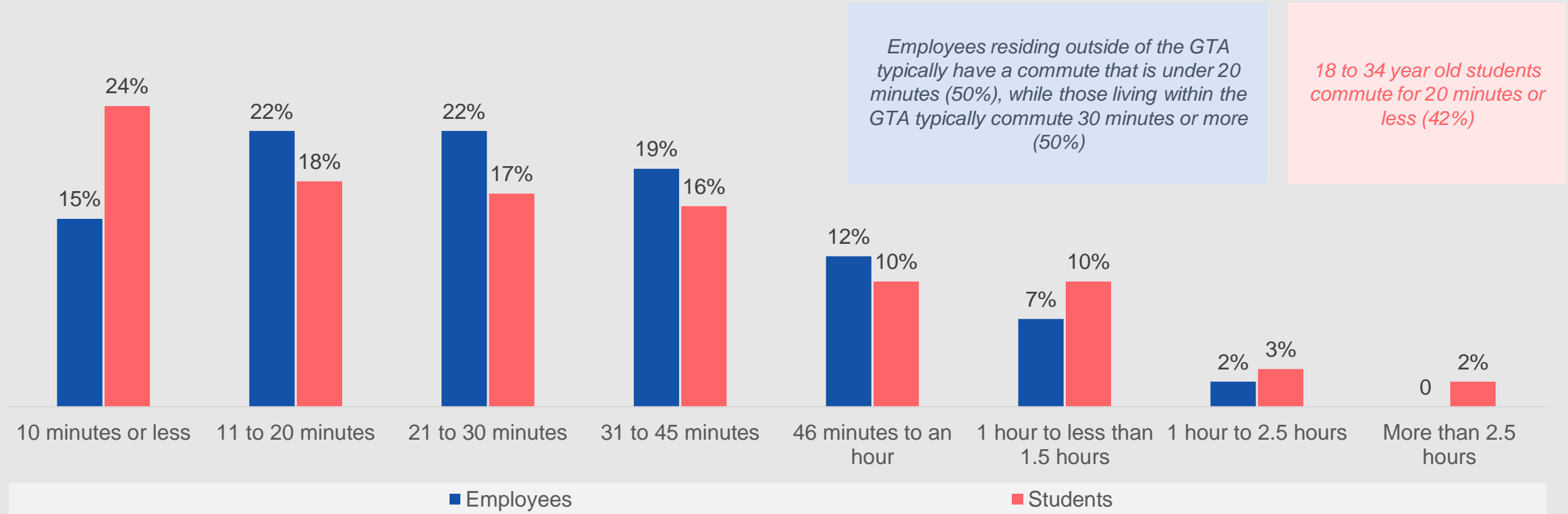
of Ontarians aged 55+ currently *work in-person* compared to roughly half of those aged 18 to 54 (55%, on average)

Ontarians aged 18 to 54 are twice as likely to have a *hybrid work arrangement* than those 55+ (23% vs. 11%, respectively)

## Commute Times

Employees and students have a range of commute times, with students being much more likely to have a commute time of 10 minutes or less.

Commuting Time Among Employees and Students  
Among employees who work full or part-time in person/hybrid, and students

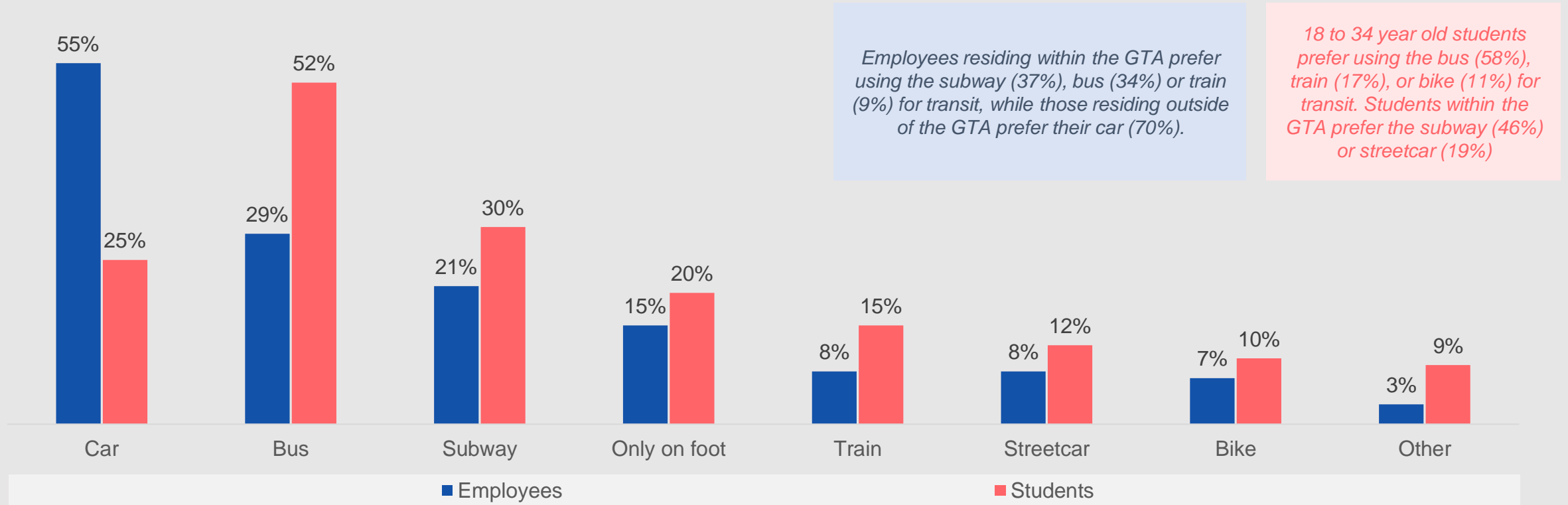


## Preferred Mode of Commute

Employees are twice as likely to prefer travelling by car, while students lean more heavily towards public transit.

### Preferred Mode of Transportation Among Employees and Students

*Among employees who work full or part-time in person/hybrid, and students*





# Renter Profile

## Household Income

There are a range of incomes that renters fall under, with less than half earning less than \$60k annually.

### Household Income in the Last Year

\$19,999 or less

11%

Between \$20,000 and \$39,999

19%

Between \$40,000 and \$59,999

17%

Between \$60,000 and \$79,999

15%

Between \$80,000 and \$99,999

12%

Between \$100,000 and \$149,999

14%

\$150,000 or more

6%

I prefer not to answer

7%

**47%**  
<\$60k annually

*One third (35%) of residents living outside of the GTA earn less than \$40k annually (compared to 24% of those living within the GTA)*

**27%**  
\$60k-\$100k annually

**20%**  
\$100k+ annually

**47%**

Earn <\$60k annually

**27%**

Earn \$60k-\$100k annually

**20%**

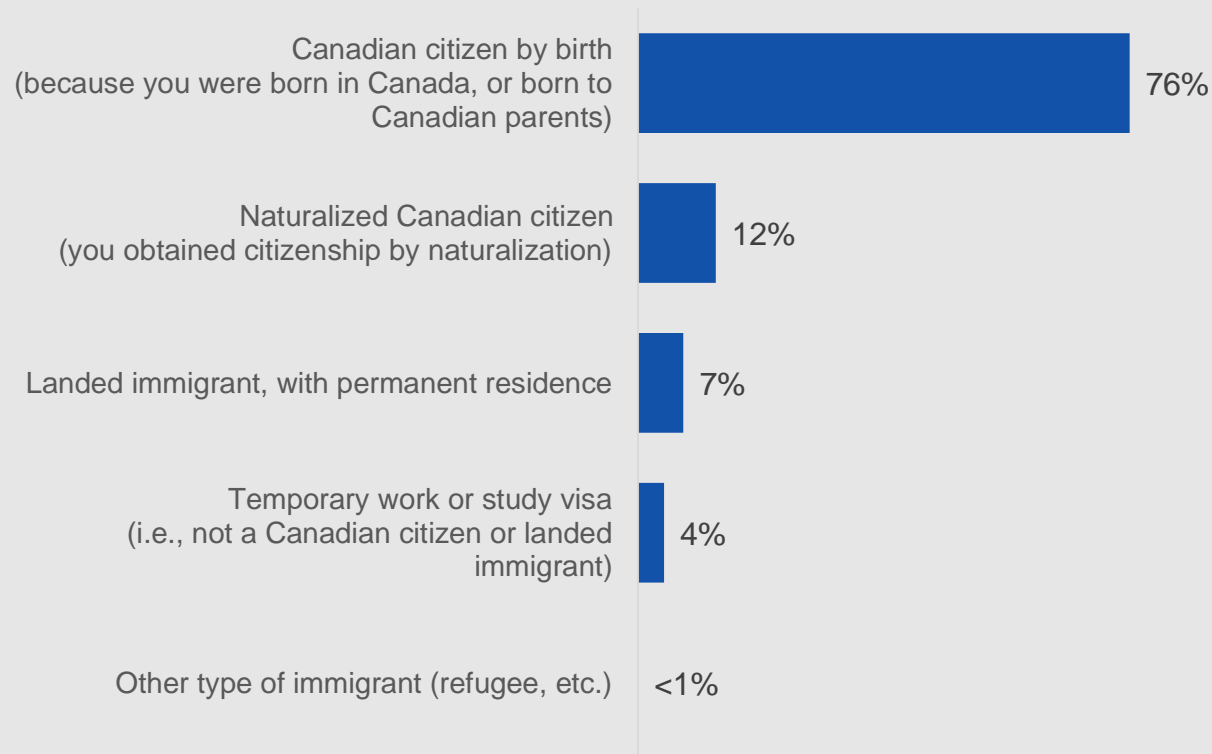
Earn \$100k+ annually

*This increases to 25% among residents of the GTA*

## Citizenship

The majority of renters are Canadian citizens by birth, while urban centres such as the GTA have a higher concentration of landed immigrants.

### Legal Status in Canada



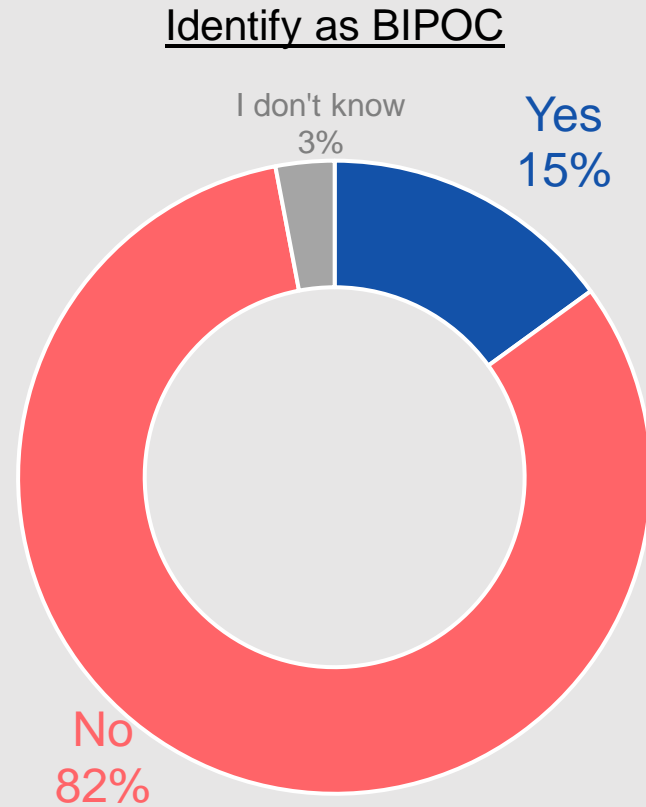
# 16%

of respondents residing in the GTA are landed immigrants, hold refugee status or are on a temporary Visa.

*This increases to 23% among 18 to 34 year olds.*

## BIPOC renters

Those who identify as BIPOC are more likely to live in the GTA compared with the rest of Ontario.



# 23%

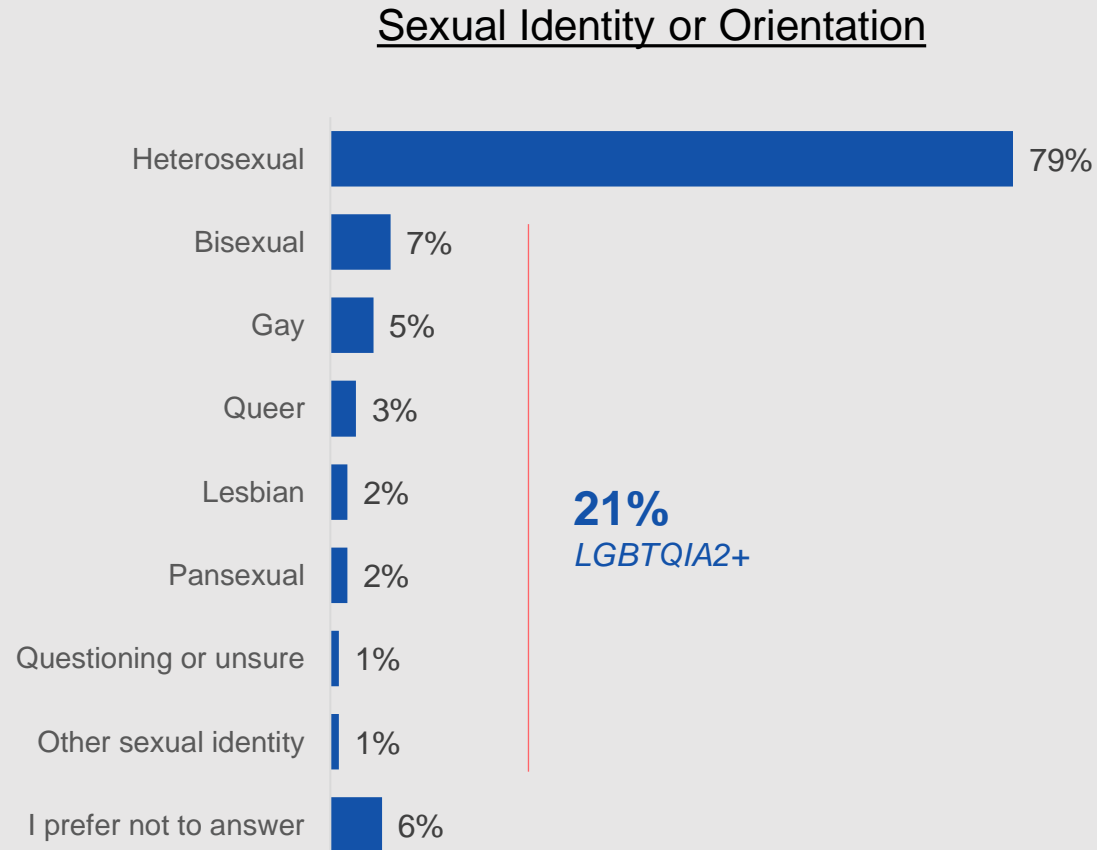
of respondents residing in the GTA identify as BIPOC.

*31% of students identify as BIPOC*



## Sexual Identity

Four out of five renters identify as heterosexual, and one out of five identify as LGBTQIA2+



# 21%

of respondents are part of the LGBTQIA2+ community.

# Questions that matter. Answers you can trust.



**For more information:**

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