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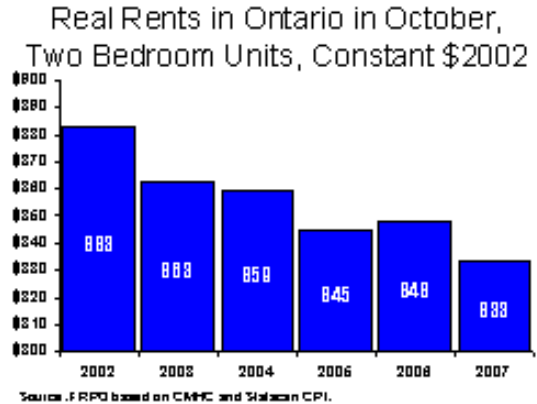
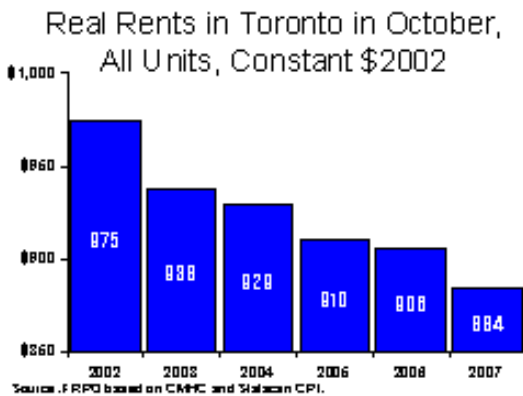
Rental Housing Affordability Continues to Improve and Availability Remains High

For Immediate Release (Toronto) –Canada Mortgage and Housing Corporation today released its April 2008 Rental Market Survey data. The report indicated that elevated vacancy rates are keeping average rents in line with inflation and that eroding home ownership affordability is driving rental housing demand.

Ontario’s vacancy rates remained historically high at 3.1%. The availability rate, a better indicator of rental apartment availability, also remained high at 5.4%. CMHC confirmed that when adjusted for inflation, overall Ontario rent levels have been edging lower. Affordability is improving, and rental housing consumers have choice and availability.

A key finding in CMHC’s Rental Market Report is that rising homeownership costs have increased demand for rental housing and put downward pressure on rental vacancy rates, with rising mortgage carrying costs dampening home buying activity since the fourth quarter of 2007.

CMHC also reported that despite recent slight declines in Ontario vacancy rates, provincial vacancy rates remain elevated, particularly when compared to other provinces.



Additional recent CMHC data shows Ontario rents continue to decline in real terms, from \$883 in October 2002, to \$833 in October 2007 (in constant \$2002). This drop in rents has created a dramatic gap between the cost of owning and the cost of renting.

“Renting has become significantly more affordable than owning in the past few years, with vacancy rates remaining historically high” said Mike Chopowick, Manager of Policy for FRPO. “A key concern for maintaining a healthy rental market continues to be industry cost increases greatly exceeding the annual rent control guideline of 1.4% set by the province for 2008”.