

Federation of Metro Tenants Associations



I'm a Tenant And I Vote

Rental Housing Fact Sheet

Tenant Protection Act comes into effect: **June 17, 1998**

Percentage of tenant households in Toronto: **49%**

Percentage of all Ontario tenant households in Toronto: **44%**

Dollar increase in average rent per year from 1994 to 1998

(before Tenant Protection Act) in Toronto: **\$1200*****

Dollar increase in average rent per year from 1998 to 2002

(after Tenant Protection Act) in Toronto: **\$2700*****

Percentage increase in Consumer Price Index (inflation), 1998-2002: **10.8%**

Average rent for a two-bedroom apartment in Toronto in 2003: **\$1,153***

Gross annual income needed to carry a two-bedroom apartment: **\$46,120**

(affordable shelter should cost 30% or less of income)

Average earnings of Torontonians (2000): **\$37,833**

Due to "rent creep" (rent increases compounded year after year) the number of affordable rental units is shrinking fast:

- Number of 2-bedroom units under \$800/month in 1997: **52,837**
- Number of 2-bedroom units under \$800/month in 2000: **16,533**

Percentage of tenant households spending more than 30% on shelter: **42.2%****

Percentage of tenant households spending more than 50% on shelter: **20%****

Vacancy rate on "below average" 3-bedroom in Central Toronto in 2003: **0.66%***

Vacancy rate on "Grade A" bachelor in Suburban Toronto in 2003: **6.67%***

Number of eviction applications filed by landlords in 2001: **60,853**

Average number of evictions in Toronto per day: **50**

*The Altus Group, April 2003, funded by three levels of landlord lobbies.

**TD Bank, June 16, 2003

***Total number includes all rental categories including high-end. Amounts are higher in the lower middle categories.