

Premier Heather Stefanson
Room 204
Legislative Building
450 Broadway
Winnipeg, Manitoba
R3C 0V8

January 3, 2023

Dear Premier Stefanson,

The Lions Place Residents Council Seniors Action Committee is gravely concerned about the recent announcement by Lions Housing Centres to sell the Lions Place building to an Alberta company. The financialization of housing is now a well-documented process based on a tenant displacement business model of low/fixed income tenants with higher paying ones.

We are calling on the leaders of all three political parties in the Manitoba legislature to protect renters, like the tenants of Lions Place, from the financialization of housing and to preserve non-profit housing units in our community by:

1. Protecting specific non-profit housing buildings from the financialization of housing through the provincial government's use of its regulation making power under section 194(1) of the Residential Tenancies Act, which states, "The Lieutenant Governor in Council may make regulations (including) 194 (1) (b) exempting residential complexes or classes of residential complexes from this Act or specified provisions of this Act; 194 (1) (e) determining the maximum permitted rent increase or manner of determining that increase; and 194 (1) (f) respecting applications for rent increases and the making of orders respecting rent increases."

These provisions of the Residential Tenancies Act should be used to protect and return specific residential non-profit housing complexes within the non-profit housing sector that are experiencing the impact or potential impact of the financialization of housing. The provincial government should use the option of rent freezes with these specific residential dwellings to ensure tenants are not displaced by financialized landlords which use business models that replace low/fixed income tenants with tenants that pay market or above market tenants.

2. Introducing legislation in this upcoming March 2023 legislative session, similar to what the province Quebec has done through its Bill 37 that was unanimously passed by all parties of the National Assembly of Quebec in June 2022, that provides authority to the minister responsible for housing to regulate the sale of non-profit housing in our province.

We would like to set up a meeting with you prior to January 31, 2023 to discuss these calls to action with you. Please let us know what dates/times that you would be available for a meeting.

Sincerely,

A handwritten signature in black ink that reads "Gerald R. Brown". The signature is written in a cursive style with a large initial 'G'.

Gerald Brown
Chairperson,
Lions Place Residents Council Seniors Action Committee
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