

## Study of Average Rental Prices: How to Control Skyrocketing Rents

Montreal, June 29th 2021 – The Regroupement des Comités Logement et Associations de Locataires du Québec (RCLALQ) is releasing today its second study of rental prices, titled [“Skyrocketing Rents”](#). A study of 57 000 rental listings gathered on Kijiji between January and May 2021 maintains the undeniable finding that rents are skyrocketing in Quebec. In the midst of a housing crisis, the RCLALQ calls on François Legault’s government to implement concrete measures to guarantee access to affordable housing to all.

The government must make the average rent increase rates of the Tribunal Administratif du Logement (TAL) mandatory and put in place a public rent registry. The regulatory framework in place is clearly not sufficient to curb staggering rent increases. Between 2020 and 2021, the average rental price has surged in all regions of Quebec. For a 2-bedroom dwelling, there is an increase of 16% in the census metropolitan areas (CMAs) of Sherbrooke and Trois-Rivières, 11% in that of Montreal, 10% in the Saguenay CMA and 7% in Quebec. “There is no longer any doubt that the rules in place are not working and are contributing to the skyrocketing of rents. Tenants searching for housing must spend even greater amounts on rent, often at the risk of going into debt, sacrificing their essential needs, or even finding themselves in a situation of being unable to pay rent and facing eviction. Other tenants have had to leave their neighbourhoods, unable to find housing that respects their budget, and too often end up settling for small and substandard apartments,” laments RCLALQ spokesperson, Maxime Roy-Allard.

Table 1 – Average Price for Rentals by **Census Metropolitan Area (CMA) in 2021 in contrast to 2020**, by Unit Size

	Studio	3 and a half	4 and a half	5 and a half +	Total
CMA Montréal	873 \$	1092 \$	1349 \$	1716 \$	1302 \$
Contrast 2020	-2,5 %	2 %	11 %	15 %	8 %
CMA Québec	691 \$	844 \$	969 \$	1213 \$	945 \$
Contrast 2020	4,5 %	6 %	7 %	4 %	4 %

CMA Sherbrooke	523 \$	669 \$	839 \$	1134 \$	831 \$
Contrast 2020	4%	10 %	16 %	16 %	12 %
CMA Trois-Rivières	442 \$	566 \$	728 \$	888 \$	685 \$
Contrast 2020	1 %	8 %	16 %	19 %	12 %
CMA Saguenay	489 \$	561 %	755 \$	938 \$	728 \$
Contrast 2020	0 %	0 %	10 %	6 %	4 %

In addition to large urban centers, other cities in Quebec are severely affected by skyrocketing rents. By comparing our data for 2020 and 2021 for 2-bedroom units, we noted a price increase of 22% in Granby, 16% in St-Hyacinthe and Victoriaville, 12.5% in Valleyfield, 11% in Drummondville, 10% in Joliette and 5% in Rimouski. "These rent increases go well beyond inflation and the adjustment rates suggested by the TAL. While most of these cities are currently experiencing a severe housing shortage, finding affordable housing when you are a low-income tenant household is mission impossible", according to the RCLALQ spokesperson.

When compared to data from the Canada Mortgage and Housing Corporation (CMHC), the results of the RCLALQ survey are just as striking. For the Montreal CMA, there is a 49% gap between the average rent of a four and a half for rent on Kijiji (\$ 1,349) and the average rent from the CMHC survey (\$ 903). The differences are also considerable for the other CMAs, especially that of Sherbrooke (25%), which is experiencing a serious housing shortage with a vacancy rate of 1.3%.

Table 2 - % Difference in Average Rent of Kijiji Rentals vs CMHC Average Rent, by Unit Size

	Studio	3 and a half	4 and a half	5 and a half +	Total
CMA Montréal	24 %	35 %	49 %	54 %	46 %
CMA Québec	14 %	8,5 %	8 %	14 %	8 %
CMA Sherbrooke	9 %	21 %	25 %	34 %	24 %
CMA Trois-Rivières	-5 %	12 %	17 %	29 %	13 %
CMA Saguenay	10 %	13 %	14 %	23 %	15 %

These differentials have all increased from last year, demonstrating that the erosion of the affordable rental housing market is rapidly increasing. This phenomenon is all the more observable in neighborhoods that are suffering the repercussions of gentrification; pushing long-term tenants out of their homes in order to make room for new, wealthier

residents (see tables 4 and 5 in the RCLALQ survey). This brutal phenomenon ravages historically working-class neighborhoods, and the resulting evictions violently disrupt tenants' lives.

## **Rent Control**

For the RCLALQ, the solutions to curb skyrocketing rents and guarantee access to housing for all tenants are clear: establish mandatory rent control and a public rent registry. "The current rent control system is obsolete. Landlords do not respect the Tribunal's increase rates since they are not mandatory until tenants contest their rent increase. The Quebec government must reverse this burden and make them mandatory in order to protect tenants against excessive rent increases", proclaims the spokesperson for RCLALQ.

The Legault government must also establish a public rent registry to allow tenants to know exactly what the previous tenant paid. Currently, although this information must legally be entered in the lease in Section G, many landlords fail to do so, and even if it is entered, tenants have no way of confirming its veracity. "The majority of abusive rent increases occur when new leases are signed, hence the need to establish a registry to inform tenants and thus protect access to affordable housing," said Roy-Allard.

Consult the RCLALQ study [« Skyrocketing Rents »](#).

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