

# Research Brief

**PROJECT NAME:** ESTIMATING NO-FAULT EVICTIONS IN CANADA

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## BACKGROUND

Among the 20 OECD countries, Canada is second only to the United States in terms of eviction rates, **making Canada an international leader in evictions**. In this report, Silas Xuereb and Craig Jones examine data from the 2021 Canadian Housing Survey to gain a more comprehensive understanding of eviction dynamics throughout Canada, including their prevalence and underlying causes. Notably, Xuereb and Jones make an effort to **shift the onus for evictions away from tenants**, and, instead, toward the financially motivated landlords for evicting.

The phenomenon of "financialization" within the housing market is viewed as a significant contributing factor to Canada's remarkably high eviction rates. Financialization essentially involves housing being treated as an investment commodity rather than as a place to call home. With about **1 in 5 houses and condos being owned by for-profit investors**, the financialization of housing is a growing concern across Canada.

## DEFINITION:

**No-fault evictions** are evictions that were reported as being caused by the landlord wanting to sell the property, use it for themselves, renovate, repair, or demolish it. Basically, the eviction happens at no-fault of the tenant.

## KEY FINDINGS

Eviictions are typically classified as either "at-fault" or "no-fault," and in Canada, **the majority of evictions are no-fault**. To better understand the driving forces behind no-fault evictions, it is important to scrutinize the role that landlords, particularly those who are financially driven, play. For instance, Xuereb and Jones find that **British Columbia continues to have the highest eviction rate in Canada**, with 85% of these evictions being no-fault. Considering that British Columbia boasts the highest average home prices and market rents, **landlords may have substantial financial incentives to evict tenants**, either as a means to increase rental rates or to sell the property.

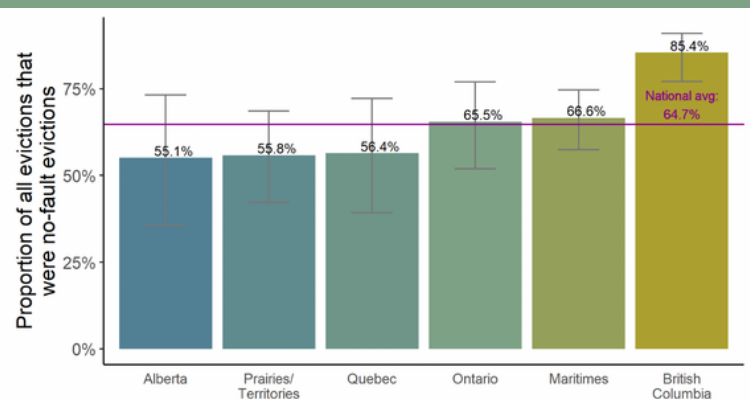


Figure 3. Proportion of no-fault evictions among evictions by region.

## TAKEAWAYS

Xuereb and Jones found that, in comparison to tenants living in privately owned housing, **non-profit organization, co-op, or government-housed tenants were less likely to experience evictions**. Accordingly, the self-reported life satisfaction and mental health of tenants who had experienced an eviction were significantly lower than tenants who had not. Ultimately, this report urges us to look at the motives and consequences of financially-driven landlords across Canada, in order to better understand how to protect tenants facing no-fault evictions.