Yukon Legislative Assembly

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HANSARD

Monday, October 19, 2026 — 1:00 p.m.

Whitehorse, Yukon

Speaker: The Honourable Yvonne Clarke

Yukon Legislative Assembly
2026 Fall Sitting

Speaker: Hon. Yvonne Clarke
Deputy Speaker and Chair of Committee of the Whole: Patti McLeod
Deputy Chair of Committee of the Whole: Tyler Porter

CABINET MINISTERS

NAME	CONSTITUENCY	PORTFOLIO
Hon. Currie Dixon	Copperbelt North	Premier Minister of the Executive Council Office; Finance
Hon. Cory Bellmore	Mayo-Tatchun	Minister of Community Services; Minister responsible for the Yukon Lottery Commission
Hon. Linda Benoit	Whistle Bend South	Minister of Highways and Public Works
Hon. Brad Cathers	Lake Laberge	Minister of Health and Social Services
Hon. Jen Gehmair	Marsh Lake-Mount Lorne-Golden Horn	Minister of Economy, Tourism and Culture; Public Service Commission; Minister responsible for the Yukon Liquor Corporation
Hon. Wade Istchenko	Kluane	Minister of Environment
Hon. Scott Kent	Copperbelt South	Government House Leader Minister of Education; Minister responsible for the Yukon Housing Corporation
Hon. Laura Lang	Whitehorse West	Minister of Justice; Minister responsible for the French Language Services Directorate; Women and Gender Equity Directorate; Workers' Safety and Compensation Board
Hon. Ted Laking	Porter Creek Centre	Minister of Energy, Mines and Resources; Minister responsible for the Yukon Development Corporation and the Yukon Energy Corporation

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Yukon Party

Doris Anderson	Porter Creek North	**Yvonne Clarke**	Whistle Bend North
Adam Gerle	Porter Creek South	**Patti McLeod**	Watson Lake-Ross River-Faro
Tyler Porter	Southern Lakes		

OFFICIAL OPPOSITION

New Democratic Party

Kate White	Leader of the Official Opposition Takhini	**Lane Tredger**	Official Opposition House Leader Whitehorse Centre
Carmen Gustafson	Riverdale North	**Brent McDonald**	Klondike
Linda Moen	Mountainview	**Justin Ziegler**	Riverdale South

THIRD PARTY

Yukon Liberal Party

Debra-Leigh Reti	Leader of the Third Party Third Party House Leader Vuntut Gwitchin

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Monday, October 19, 2026 — 1:00 p.m.

Speaker: I will now call the House to order.
We will proceed at this time with prayers.
Prayers

DAILY ROUTINE

Speaker: We will proceed at this time with the Order Paper.

INTRODUCTION OF VISITORS

Speaker: Introduction of visitors.
Visitors introduced

TRIBUTES

In recognition Canadian Forces Base Wainwright tragedy

Hon. Currie Dixon: I rise today to pay tribute to the members of the Canadian Armed Forces affected by the tragedy at the Canadian Forces Base Wainwright in Alberta. On October 17, a fast-moving fire swept through a military training area, resulting in the loss of four service members and leaving many others seriously injured. The Yukon joins Canadians across the country in mourning this terrible loss and the profound impact it has had on military families, friends, colleagues, and communities.

Today, we remember four Canadians who chose a life of service and duty to our country. We honour Sergeant Morgan Wong, Private Shaun Farrell, Private Aidan Goulding, and Private Hayden Lykkemark. They were sons, family members, friends, teammates, and fellow soldiers whose futures held great promise. Their loss is being felt deeply by those who knew them and by the broader Canadian Armed Forces family.

We also hold in our thoughts dozens of injured military members and those who continue to receive medical care and support as they recover from this devastating event. We are grateful for the courage and dedication of the military personnel, firefighters, paramedics, nurses, physicians, and emergency responders who mobilized rapidly to care for the injured and to support those affected.

This unfortunate incident happened with Remembrance Day around the corner. It is a sobering reminder of the risks and sacrifices borne by members of the Canadian Armed Forces in service to our country. While Canadians often see the dedication and professionalism of our military, moments like these remind us of the sacrifices made by those who serve and by the families who support them.

There is a long-standing connection between the Yukon and Princess Patricia's Canadian Light Infantry, and many Yukoners have served or continue to serve within its ranks. I'd also like to acknowledge those joining us in the gallery, including representatives from the Canadian Armed Forces. Thank you for your service and for all that you do in support of those who serve our country.

I know Yukoners will be thinking today of those serving in uniform, their families, and all those affected by this tragedy. We join them in carrying the weight of this loss and in remembering those whose lives were taken too soon. On behalf of all Yukoners, I extend my deepest condolences to the families, loved ones, friends, and those grieving this loss, and to those serving in the Canadian Armed Forces, the Yukon stands with you. We will remember them.

Applause

Kate White: Today, the Yukon NDP, all in this House, all in this territory, and the entire country stand with the community of Wainwright and the Canadian Armed Forces family following yesterday's tragedy. We remember and honour the lives of Aidan Goulding, Shaun Farrell, Hayden Lykkemark, and Morgan Wong. We thank them for their service and extend our deepest condolences to their families, loved ones, and communities in Alberta and British Columbia who are grieving this profound and unexpected loss. Our thoughts are with the 39 people and their families who are currently receiving medical care for injuries sustained in the incident, and we extend our thoughts and wishes for the recovery and healing of the 19 people who remain in critical condition.

We are grateful to the front-line health care workers providing care to the injured and for their rapid and professional response during this ongoing emergency. We acknowledge the many first responders, both civilian and military, who responded to this incident. Their efforts helped ensure that those injured received the care they needed as quickly as possible. Hospitals, emergency personnel, and support services from across the region came together in response to this mass casualty event. Finally, we recognize the Wainwright community, who continue to support affected families and all those connected to this tragedy as they navigate its lasting impacts. We stand with the people of Alberta, the community of Wainwright, and the members of the Canadian Armed Forces as they mourn, heal, and remember.

Applause

Debra-Leigh Reti: I rise today with a heavy heart to speak about the tragic incident that took place at the Canadian Armed Forces base in Wainwright. The training exercise was being conducted by Charlie Company, part of the 3rd Battalion, Princess Patricia's Canadian Light Infantry, which my late father also belonged to. They were preparing for their role in the Global Response Task Force for their deployment to Latvia in the spring. This was a group of Canadian soldiers preparing to serve their country, and instead, four families are now facing an unimaginable loss. My heart goes out to the families and loved ones of the four members lost this weekend: Sergeant Morgan Wong of Edmonton, Alberta; Private Shaun Farrell of Prince Albert, Saskatchewan; Private Aidan Goulding of North Vancouver, BC; and Private Hayden Lykkemark of Langley, BC. To the 39 members hospitalized and the 19 who remain in critical condition, I send out healing thoughts for your recovery and prayers to you and your families. We share in your grief and offer our support in your journey ahead. I would also like to extend my gratitude to the military and civilian emergency responders, firefighters, health care workers, support staff, and everyone that worked tirelessly to respond to this tragedy, fight the fire, evacuate those affected, and provide care to the injured. To the people of Wainwright, please know that the Yukon stands with you and offers our support. Once again, I offer our heartfelt condolences to the families, friends, soldiers, and everyone affected by this tragedy.

Applause

Speaker: I ask all present to stand to observe a moment of silence.

Moment of silence observed

TABLING RETURNS AND DOCUMENTS

Hon. Currie Dixon: I have for tabling a letter dated October 16, addressed to the leaders of the three Yukon political parties, in response to questions raised by the Leader of the Official Opposition last week from physicians at the Lynx Health facility in Whitehorse.

Hon. Laura Lang: I have for tabling a legislative return related to a matter outstanding from discussions with the Member for Klondike on October 5, 2026 related to a question during Oral Question Period referenced on page 1059 of Hansard.

Speaker: Are there any committee reports to be presented?

Are there any petitions?

Are there any bills to be introduced?

NOTICES OF MOTIONS

Kate White: I rise to give notice of the following motion:

THAT Standing Order 46 of the *Standing Orders of the Yukon Legislative Assembly* be amended by adding: "(6) The Clerk to the Committee shall publish a record of all decisions made and actions taken by a committee in the committee's meeting minutes."

Lane Tredger: I rise to give notice of the following motion:

THAT this House urges the Government of Yukon to endorse all of the recommendations in the Yukon Anti-Poverty Coalition's report entitled *A Place to Be: Framework for Community Action to End Homelessness 2025-2030.*

I also give notice of the following motion:

THAT this House urges the Government of Yukon to monitor the residential rental market by creating a registry by December 1, 2026 for residential tenants and landlords to voluntarily submit notices of rent increases and evictions.

Speaker: Is there a statement by a minister?

This then brings us to Question Period.

ORAL QUESTION PERIOD

Question — *Residential Tenancies Act* impact on mobile home owners

Kate White: Since 2014, I have been advocating for the rights of mobile home owners. I went door to door with a petition calling for controls on pad rent increases and banning no-cause evictions in mobile home parks. Hundreds of homeowners signed this petition. I knocked on each and every door in every mobile home park in Whitehorse, including those represented by Yukon Party MLAs. For years, the Yukon Party of the day was uninterested in the realities of what these homeowners faced, and sadly, that same government is back to its own tricks. Mobile home owners will face unregulated increases that can ultimately function as eviction notices.

Does the minister recognize that mobile home owners are different than other classes of renters?

Hon. Cory Bellmore: I do recognize that mobile home owners in mobile home parks are different than other classes of renters. There is a specific section in the *Residential Tenancies Act* dealing with mobile home sites, and largely, those have remained unchanged. The only piece that had a proposed change was to increase the timeline required for rent increases, and I do recognize that this is different than a regular tenancy, and they have a different section in the act to look after that.

Kate White: So, for what feels like the 100th time, I'd like to remind everyone about mobile home owners and the things and challenges they face. These Yukoners own their homes, but they rent the land it sits on from park owners. So, I hope that the minister is aware that mobile homes in the Yukon are actually not that mobile. They may have arctic entrances, porches, stairs, ramps, gardens, and awnings. And if a mobile home tenant is facing a rent increase they cannot afford, they can't just simply pack up the home and move it somewhere else. Even if that were possible, there are few, if any, spots to relocate a mobile home to in the City of Whitehorse. So, when a mobile home tenant is evicted from a park, they don't just lose the land they rent; they stand to lose their homes as well. So, as the minister recognizes the difference between mobile home owners and other classes of tenants, does the minister acknowledge that mobile home owners deserve protection from pad rent increases that could cost them their homes?

Hon. Cory Bellmore: I do, as I said, recognize that mobile home owners in mobile home sites are different than other renters. There are specific provisions in the *Residential Tenancies Act* to assist in showing that difference, and we have made the provision to exempt them from no-cause eviction in the proposed changes to this act, and that is directly because we recognize they're different.

Kate White: Maybe recognized but not really. With the upcoming unilateral decision of the Yukon Party to remove rent control, mobile home owners are rightfully concerned. Without the ability to anticipate pad rent increases and with rent increases that can amount to an eviction, mobile home owners are being told that their housing security does not matter to this Yukon Party government. The MLA for Porter Creek South represents nearly 300 mobile home owners. The MLA for Porter Creek North represents more than 70 mobile home owners, and the Minister responsible for Yukon Housing Corporation also represents more than 70 mobile home owners.

What does the Minister of Community Services have to say to the mobile home owners in Yukon Party ridings that are about to be faced with uncontrolled pad rent increases?

Hon. Cory Bellmore: I would like to say that we recognize that mobile home owners in mobile home sites are different than regular tenancies. There is a section in the *Residential Tenancies Act* that deals specifically with mobile home sites, and we have exempted them in the proposed changes from no-cause evictions in upcoming legislation that we're currently discussing, and I'd like to let them know that we do recognize the difference.

Question — Atlin hydro expansion project

Lane Tredger: The proposed Atlin hydro project is a renewable energy project led by Tlingit Homeland Energy Limited Partnership, which is owned by citizens of the Taku River Tlingit First Nation. It could provide Yukon with dependable winter power and reduce the amount of diesel burned on our grid. The Yukon NDP has supported this project since the beginning. It's a great project, but it has faced years of funding shortfalls and delays. In 2023, the current Government House Leader expressed concern about the project's viability, but now that they're in government, the Yukon Party has pitched Atlin as part of its energy plan to the federal government for funding.

What has changed since the Yukon Party questioned the viability of the Atlin Hydro project, and can they share an updated price tag?

Hon. Currie Dixon: It's no secret to Yukoners that we are seeking additional energy for our grid. We find ourselves in a difficult situation where we can no longer comfortably meet the demands that Yukoners have in terms of our energy needs, and so we're seeking additional generation capacity.

The Atlin hydro project is one that the previous government negotiated with the Taku River Tlingit First Nation and their development corporation — an electricity purchase agreement which was reviewed by the Yukon Utilities Board and approved then. That EPA continues to be in force, and the challenge now is finding the necessary capital funding to support the project in Atlin.

At this stage, we haven't had any update in terms of additional funding coming from the federal government, but discussions are ongoing. We've raised this as a priority with the federal government previously, as we've discussed a number of different possibilities in terms of energy options.

In terms of the actual project cost right now, I don't have an update today as to what the project cost is. It would be up to the proponent to provide that update, and so I would encourage the member opposite to direct their question to the proponent to provide the most up-to-date information about the capital costs.

Lane Tredger: When the Yukon Party criticized the Atlin hydro project, they demanded updated costs and timelines from the government, and those answers are more important today than ever. The project was initially estimated to cost approximately $121 million. By October 2024, the estimated construction costs had reached approximately $360 million, and there was $86 million still missing. But those figures are now two years old. A serious ask to the federal government will require current details and cost projections, which I'm not sure from the Premier's answer that they actually have.

What is the government's current cost estimate that they're taking to the federal government for the Atlin hydro expansion, and what other new details are they presenting?

Hon. Currie Dixon: To be clear, we are supporting the Taku River Tlingit and their development corporation in advancing that project. It's a project that will be in British Columbia on the traditional territory of the Taku River Tlingit First Nation. The Yukon's role is that we are purchasers of the electricity that they would prospectively be generating. We are signatories to an electricity purchase agreement between the proponent and the Yukon Energy Corporation. That's an agreement that was considered by the Yukon Utilities Board a number of years ago.

The member opposite is correct that there is a funding gap in that project. My understanding is it's closer to $100 million now, and that's why we've been advancing those discussions with the federal government. The actual proponent of the project is the First Nation and the development corporation, and they are the ones actually doing the technical work on the project itself.

We are purchasers of the power once it's completed, if that were to occur. We are looking for energy from a variety of sources and a variety of generation options; this is one of them. If this project goes ahead, we would be happy to purchase the clean, reliable hydroelectricity that it would generate.

Lane Tredger: The Atlin hydro expansion is more than just building a dam. Delivering its electricity to the Yukon requires a new transmission line to Jakes Corner, a new substation, and upgrades to the existing transmission system leading toward Whitehorse. This government will have to work with their partners to figure out funding for each part of the system, pitch a construction schedule, and estimate when electricity from Atlin could actually reach Yukon's grid. But Yukoners haven't heard any of these details. We need this pitch to the federal government to be successful. We need the Yukon to be successful in getting new money for energy projects. But that means the Yukon Party needs to come to the table with robust, well-thought-out proposals. How does the Yukon Party expect the federal government to take their funding request seriously when it sounds like they don't even have current price tags on their asks?

Hon. Currie Dixon: To be clear, the proponent is the First Nation and the development corporation, not the Yukon Government. We are supporting them in their request to the federal government. We have included the project in a package that we see as providing a solution to the Yukon in the near- to mid-term, as that project could advance and provide a steady, reliable supply of hydroelectricity at the times of year when Yukon needs it most.

But to be absolutely clear, the proponent is not the Yukon Government. The proponent is the Taku River Tlingit's development corporation and the business that's going to operate it will be their business. We are not the proponent here. We are the purchaser of the electricity subject to the electricity purchase agreement between the two parties. We think it's a good idea and we hope the federal government is able to support it. The Yukon Government is supporting the project in a number of ways as well. But ultimately, the proponent of that project is the First Nation's development corporation.

Question — Affordable housing

Debra-Leigh Reti: On October 8, months after it was released, the government announced its endorsement of *A Place to Be*, the Yukon Anti-Poverty Coalition's framework to end homelessness. In its own news release and in media interviews since, the government has made clear that the endorsement does not mean approval of every recommendation or even a commitment to future funding. The framework contains 29 recommendations.

Can the Minister responsible for Yukon Housing Corporation tell this House which of those 29 recommendations the government does not support?

Hon. Scott Kent: As I mentioned in local media interviews, endorsement of the framework supports its vision and collaborative approach and does not constitute approval of every recommendation or commitment to future action, including specific funding. However, all the recommendations are important and help advance the framework's overall goals, so it would be unfair to identify a single priority.

The Yukon Government will work with partners and through the community advisory board to identify shared priorities and determine the best path forward. Our focus is on taking meaningful actions that support the framework's goals and help reduce homelessness in the Yukon, and those actions will still be subject to regular Yukon Government approval, budgetary, and oversight processes.

Debra-Leigh Reti: It's easy to say that the government shares in the vision of ending homelessness; it's a lot harder though to take real action to make that happen. From my perspective, spending months debating whether to support the framework, coming forward with a conditional endorsement, and being unclear about which recommendations the government actually supports does not give me at this point the confidence that anything in this framework will be actioned.

What message does this send to Yukoners when the government only half endorses a plan to end homelessness?

Hon. Scott Kent: This plan aligns broadly with areas of Yukon Government focus, including addressing homelessness across the housing continuum, expanding affordable and supportive housing, strengthening partnerships, and supporting prevention and wraparound services. As a member of the community advisory board, the Yukon Government is continuing to work with our partners to address homelessness while recognizing that any decisions related to implementation, funding, legislation, or timelines must go through internal processes. The government will continue to work with the community advisory board and partners as discussions on the plan move forward.

Debra-Leigh Reti: The framework calls for a 10-year housing supply plan with annual targets for supportive and deeply affordable units. The Minister responsible for the Yukon Housing Corporation has called specific targets a "challenge" and would not commit to them. Instead, the government points to the Hearth and the Korbo and Ryder buildings, projects the Yukon Party actually opposed when it sat in Opposition, as the action that it is taking to address this issue.

Will the government commit to setting supportive and affordable housing targets and back that up with capital funding to build those units?

Hon. Scott Kent: In this year's budget that we passed in the spring, there was money to complete Korbo, which is 34 units of rent-geared-to-income community housing in Dawson City. The Ryder project in downtown Whitehorse was also in the current budget, 45 community housing RGI units in Whitehorse. Winter Crossing, which is a project led by Da Daghay Development Corporation, will add 105 total affordable housing units, 75 of which are under lease by the Yukon Housing Corporation.

In the fall capital budget that we passed last week, there were community housing projects across the territory in Teslin, Mayo, Haines Junction, Ross River, and Burwash Landing. So, there are a significant number of investments that the Yukon Housing Corporation is making and will continue to make in the future when it comes to providing additional housing stock for those most in need.

Question — Whitehorse Correctional Centre programming

Carmen Gustafson: Reducing recidivism and preventing crime are important goals of our justice system, and part of this work includes supporting programming at Whitehorse Correctional Centre. This can look like clients accessing counselling or being able to meet with a spiritual advisor or an elder. It can also look like people taking courses from the university or accessing cultural programming. These programs help people heal and grow while they are in custody so they can return home ready to rebuild their lives. But participation depends on people being allowed outside of their cells.

An aspect of daily life at Whitehorse Correctional Centre that most Yukoners rarely hear about is unit lockdowns. Can the minister explain what a lockdown at Whitehorse Correctional Centre is and what it is used for?

Hon. Laura Lang: There are two different aspects to what individuals at Whitehorse Correctional Centre experience in terms of their daily activity and as well as their evening activity. Partly, it is lockdown; partly, it is un-lockdown. Un-lockdown is a specified amount of time for which individuals are able to freely move around. Lockdown is when they are in their units that they have been assigned to.

Carmen Gustafson: Lockdowns can be used because of a safety concern on a unit, but they can also happen when there are not enough staff on shift to run the facility the way it was designed. That means on a regular basis, people who are incarcerated at Whitehorse Correctional Centre can be confined to their cells or units for reasons outside of their own control. When correctional officers and other WCC staff are stretched thin, covering extra shifts and working under pressure puts their own well-being at risk. We understand that in the spring budget, there was funding to address staffing pressures at Whitehorse Correctional Centre. I'm asking if the minister can provide Yukoners with an update.

How many lockdowns has Whitehorse Correctional Centre had this year, and how many of those were caused by staffing shortages?

Hon. Laura Lang: I can confirm that I don't have that information at my fingertips. However, what I would like to do is speak about what is occurring at WCC, which includes some very good quality programming and services that are aligned with the legislative requirements and support inmates to effectively address whatever concerns or needs that they have. That includes mental health supports, cultural supports, programming supports that help them deal with anger, traumas, et cetera.

So, I'd like to take a moment to actually thank the staff at Whitehorse Correctional Centre for offering and ensuring inmates have access to these very vital programs, which we all recognize are integral to how they successfully achieve not returning to these situations.

So, again, we regularly look thoroughly at our programming, look for opportunities to improve, and we also look at opportunities

to ensure that inmates do have as much access as we can give to freedom of movement.

Carmen Gustafson: For somebody at Whitehorse Correctional Centre, a scheduled visit with an elder or a class through Yukon University can make a huge difference in their lives. When a unit lockdown occurs due to staffing issues, it can become disruptive in their lives and their healing. It also means they are unable to access their free 20-minute phone call with loved ones or access to legal counsel.

During budget debate in April, I asked the minister how often programming is cancelled for operational reasons. She said that would be unusual yet could not tell us how often it happens. If the government isn't keeping track, it becomes difficult to know what problems exist and how to address them.

Again, how often are lockdowns affecting access to programming and contact with family and legal counsel at Whitehorse Correctional Centre?

Hon. Laura Lang: As I previously mentioned, I do not have that information at my ready. However, I can confirm that the staff at the Whitehorse Correctional Centre make absolutely every possible opportunity for inmates to access programming, legal counsel, and access to families that can be made during that day and in that week. Of course, we endeavour to really understand any situations that are rising that do place constraints on inmates, and that is information that we will be looking at, both me as a minister but also the department, as the months progress. Both retrospectively but also going forward into the future, we look at what ways we can improve situations at the correctional centre. I thank the member opposite for the question, and I can confirm that the data is assessed by the staff at Whitehorse Correctional Centre, and it is brought to my attention when gaps are perceived.

Question — Fiscal management

Patti McLeod: Yukon is growing, but so are the demands on our public infrastructure. Across the territory, we are seeing pressure on our energy system, our health care infrastructure, and key public works. At the same time, the cost of major infrastructure projects has increased significantly in recent years. Yukoners also hear a great deal about the territory's fiscal challenges. Can the Premier explain how the government plans to pay for the territory's long-term infrastructure needs?

Hon. Currie Dixon: When we formed government, we inherited a much more challenging fiscal situation than Yukoners realized. Since then, we have taken steps to improve our budgeting processes, find efficiencies, and put the territory back on a path to balance. Those efforts are beginning to show results. Since budget 2026, we have reduced the projected deficit by just over $28 million. But the reality is that Yukon is still facing a projected deficit of $53.7 million, and we know that significant infrastructure investments will be required in the years ahead.

Whether it's energy infrastructure, health facilities, or other public assets, these are investments that cannot always be funded by the Yukon Government alone. Our approach is to continue improving the territory's fiscal position while ensuring Yukon has the financial tools needed to make strategic long-term investments when they are required. Yukoners expect us to manage public finances responsibly, but they also expect us to plan for the future, and that is exactly what we are doing.

Patti McLeod: The Premier has spoken about the need for financing tools to help deliver major infrastructure projects. One of those tools is the territory's borrowing limit. The Yukon Government can only borrow up to a limit set by the Government of Canada, and right now, that limit is set at $1.2 billion, and the territory is approaching that ceiling. The Premier has indicated that he has requested an increase to this limit from Canada to help address Yukon's infrastructure needs.

Can the Premier update the House on the status of federal government approval for the Yukon's request to increase its borrowing limit?

Hon. Currie Dixon: The Yukon's consolidated debt is forecast at $1.17 billion in 2026-27, leaving only $31.8 million of headroom under the $1.2-billion limit. However, Yukon continues to face significant infrastructure needs, and it's important that we have sufficient borrowing capacity to respond. I can report to the House today that the Government of Canada has approved our request and increased the territory's borrowing limit to $3 billion. That came into effect last week by virtue of a federal OIC. This decision reflects the strong case made by our government regarding Yukon's future infrastructure requirements and the importance of ensuring the territory has the flexibility to plan ahead.

It also demonstrates a recognition by the federal government that Yukon faces significant capital pressures, particularly in areas like energy infrastructure, where major investments will be required to support future growth and economic development. This additional capacity strengthens Yukon's ability to plan responsibly for the future while ensuring we remain well-positioned to take advantage of opportunities that will benefit Yukoners.

Patti McLeod: Securing a higher borrowing limit gives Yukon additional flexibility to address major infrastructure challenges. However, borrowing is still debt, and debt must be managed carefully, especially when we're talking about borrowing authority in the billions of dollars.

Can the Premier explain how the government will ensure any new borrowing capacity is used responsibly?

Hon. Currie Dixon: This is indeed good news for Yukon, but the member is very correct. Borrowing is still debt, and debt must be repaid. The 2026-27 forecast includes over $15 million in interest on government borrowings. If we increase debt, those interest costs rise as well, leaving less money available for health care, education, public safety, and other priorities. That is also why federal partnership remains so important. Yukon taxpayers and ratepayers cannot be expected to shoulder the full cost of the major infrastructure investments that our territory needs.

That is why this higher borrowing limit is a tool, not a target. It is not spending authority, and it is not a commitment to take on more debt. It simply allows us the flexibility to borrow if we need. Every borrowing decision must be justified, affordable, and focus on investments that deliver long-term value for Yukoners. That is why we have put in place a debt management plan with clear fiscal anchors to ensure debt

remains sustainable and repayment obligations remain manageable. This new debt limit increase gives Yukon flexibility, but it does not change our commitment to fiscal discipline. We will borrow prudently, repay responsibly, and protect the territory's long-term financial health.

Question — Whitehorse convention centre

Justin Ziegler: Back in the Spring Sitting, I asked the minister about the convention centre and when it would open. She told this House that work on the design and operating model would begin in the coming months and that she would report back. Well, months have passed. Tourism operators, hotel owners, and event organizers are hoping to make plans for future years, and they cannot plan around silence. This Yukon Party government was very excited to bring up a full capital budget, but it contains no update about the convention centre. I am delighted to give the minister an opportunity to update Yukoners on the future of the convention centre.

What is the current estimated cost of this project, and when can Yukoners expect it to open?

Hon. Jen Gehmair: I am delighted indeed to stand up and speak to this topic. As we've said in the previous sessions, as the member alludes, we are committed to supporting critical infrastructure that enables private sector growth and creates economic activities. I am pleased to share that we have proceeded further on this project by signing a $7.5-million agreement with Chu Níikwän to start the design and preparation for this building. There are still several steps ahead, but I'm looking forward to the engagement process with the communities and getting some information on the design and the path forward.

Justin Ziegler: The tourism and hospitality industry are still waiting for details and a timeline. On March 19, I asked the minister which stakeholders she had met with. She told this House that the government had not started a full-scale engagement and was still defining its terms and scope.

I'll ask again: Has the engagement started, and which stakeholders are at the table?

Hon. Jen Gehmair: Like I said, we've signed a contract with Chu Níikwän Development Corporation, who is leading the design and the project going forward. Part of this is a sustainable operating model that will be essential to the project's success, and we're working with industry partners to explore long-term funding options, including a potential visitor-based charge. I'm looking forward to hearing what we will hear back from that process, and we'll report back to this House when we have further details.

Justin Ziegler: Tourism is a major economic driver across the territory. The minister herself said last week in this Chamber that tourism is the backbone of Yukon's economy. Many small businesses in rural communities rely on visitors who travel beyond the capital city. On March 19, I asked how the government would make sure businesses and organizations outside Whitehorse would benefit from the new convention centre. The minister said the government would work with communities and with industry, but she did not say how.

I'll ask again: How will the government make sure that rural businesses and organizations have opportunities to benefit from events hosted at this new convention centre?

Hon. Jen Gehmair: Through my work over the last year, I've spoken with many businesses and tourism operators, and we have talked about this very project. The opportunity that the convention centre represents is that of about $22 million to GDP by filling seats and rooms in the Yukon during our non-peak season. It is incumbent on us as a government to ensure that we are taking steps to see that opportunity through while also ensuring that any operating model that comes of this is one that is sustainable going forward.

Question — Connected North

Linda Moen: Connected North brings virtual field trips and learning opportunities to students across the territory. Many rural students and educators rely on this program to experience learning otherwise not available. This government's spring briefing materials confirm that funding for the program has been slashed in half from $200,000 to $100,000. This decision was made even though Connected North asked for $750,000 over three years to sustain and expand its work.

Can the minister explain why his department chose to cut this funding in half?

Hon. Scott Kent: The Government of Yukon is actually providing $140,000 for Connected North programming in Yukon schools during the 2026-27 school year. As the member mentioned, Connected North provides live, interactive virtual learning sessions that connect students and educators in northern communities with guest speakers, subject specialists, and learning experiences from across Canada. That funding will support up to 280 sessions, with most allocated to rural schools and $70,000 of it dedicated to trades-focused programming.

Connected North is delivered by TakingITGlobal, which is an Ontario-based registered charity that provides education programming for youth. The challenges that we saw in the spring, of course, were across the board when it came to the fiscal situation, and that's why we had to make difficult decisions. We're pleased to be able to provide funding to the organization at the level we were able to given the difficult financial situation that we found ourselves in.

Linda Moen: Of children who take school trips, 95 percent have higher graduation rates and 59 percent have better grades. Of teachers who use Connected North, 94 percent feel that the program helps with student engagement, motivation, and attendance. The minister was warned by educators, the First Nation School Board, and Yukon First Nation Education Directorate that this cut would have consequences. Yet the government proceeded anyway.

If the government was actually listening, why did they ignore the voices of every major education partner who advocated for this program?

Hon. Scott Kent: As I mentioned in my initial response, we found ourselves in a very difficult fiscal situation in the spring. However, given that, we were still able to provide $140,000 in funding to Connected North. The Department of

Education also funds experiential learning opportunities and student supports delivered by Whitehorse-based Yukon organizations, including the Yukon Wildlife Preserve, Big Brothers Big Sisters of Yukon, Mount Sima, Learning Disabilities Association of Yukon, Skookum Jim Friendship Centre, Whitehorse Concerts, Yukon Art Society, Yukon science fair, and Yukon heritage fair.

So, again, we continue to make investments when it comes to this. In spite of the fiscal situation that we found ourselves in, we were still able to provide $140,000 in funding for Connected North in this current budget.

Linda Moen: Once again, the minister is cutting rural Yukon students out of the picture. Programs like Connected North close the gap for rural and remote students who do not have the same access to field trips, cultural experiences, and enriching programming as students in Whitehorse. It has been operating for 10 years and, in that time, has been wildly successful. It has held thousands of sessions, worked with hundreds of teachers and content providers, and built connections in every Yukon school. Reducing funding for Connected North by half directly disadvantages students in rural Yukon, reduces equity, and limits opportunities for students outside Whitehorse.

Will the minister commit to restoring Connected North funding to its previous levels?

Hon. Scott Kent: As I mentioned in my initial response, we are providing $140,000 in funding to Connected North in this current fiscal year. Budgets for next year will be developed in the coming months and it will be determined at that time what the expenditures will be for next year. We value the contributions of Connected North, and we're pleased to be able to provide what we could given the difficult fiscal situation we found ourselves in.

Speaker: The time for Question Period has now elapsed.

ORDERS OF THE DAY

GOVERNMENT MOTIONS

Clerk: Motion No. 176, standing in the name of the Hon. Scott Kent.

Speaker: It is moved by the Government House Leader:

THAT during the 2027 Spring Sitting of the Legislative Assembly, this House shall stand adjourned from its rising on Thursday, March 11, 2027, until 1:00 p.m. on Monday, March 22, 2027.

Hon. Scott Kent: The reason that we're requesting this adjournment is to align with the second week of spring break in most Yukon communities. That will allow people who work for the Yukon Legislative Assembly and support us in our activities here as well, and especially those officials across departments in the Yukon that support us as well to take half of the spring break off to be with their families and participate with them in whatever they decide to do. I did bring this to House Leaders prior to the commencement of this Fall Sitting, and I'm sure Opposition House Leaders will speak as well.

I don't believe the vote will be unanimous here today, but I'm hopeful that as members reflect on this, they will consider the individuals who support us in our work and the value of them being able to spend time with their families for at least half of the upcoming spring break. The reason that we brought it forward in the Fall Sitting rather than in the spring was to allow people to make plans with their families for that last week of spring break. This is as much for the people who support us here in our work in the Legislative Assembly to be able to spend time with their families during the second half of spring break 2027.

Lane Tredger: The Official Opposition will be supporting this motion for the reasons that the Government House Leader has outlined. We look forward to making sure that people have as much opportunity to support their kids and families as possible.

Debra-Leigh Reti: I rise today to speak against this motion. What this motion does is push the end of the Spring Sitting into May. May is one of the busiest and most important months of the year in Old Crow, and that is my riding. It's a time to be in my community and not be in Whitehorse. It is also a patchwork of overlap with the spring break schedule of Yukon schools. It matches with some, but it is out of sync with others, especially those with the First Nation School Board. For those two reasons, I will not be supporting the motion today.

Mahsi' — and I do value our public servants and their work.

Speaker: Are you prepared for the question?

Some Hon. Members: Division.

Division

Speaker: Division has been called.
Bells

Speaker: Clerk, please poll the House.

Hon. Currie Dixon: Agree.
Hon. Scott Kent: Agree.
Hon. Cory Bellmore: Agree.
Hon. Brad Cathers: Agree.
Hon. Linda Benoit: Agree.
Patti McLeod: Agree.
Hon. Laura Lang: Agree.
Hon. Jen Gehmair: Agree.
Hon. Wade Istchenko: Agree.
Adam Gerle: Agree.
Doris Anderson: Agree.
Tyler Porter: Agree.
Kate White: Agree.
Lane Tredger: Agree.
Brent McDonald: Agree.
Linda Moen: Agree.
Carmen Gustafson: Agree.
Justin Ziegler: Accord.
Debra-Leigh Reti: Disagree.

Clerk: Madam Speaker, the results are 18 yea, one nay.

Speaker: The yeas have it.
I declare the motion carried.
Motion No. 176 agreed to

GOVERNMENT BILLS

Bill No. 8, *Act to amend the Residential Tenancies Act (2026)* — Second Reading — *adjourned debate*

Clerk: Second Reading, Bill No. 8, standing in the name of the Hon. Cory Bellmore; adjourned debate, Linda Moen.

Linda Moen: I only have a few minutes left to speak to this bill and the impacts that it's going to have. It's been a very interesting time to hear in this House the amount of words that have been thrown around — that it matters — like transparency and we care about Yukoners — but yet, when we had an opportunity to engage with tenants, with landlords, in coming together like the engagement that happened in 2024, it would have been an opportune time for people to really participate. When I was at the Sternwheeler, the amount of people who were in that room who were concerned, who came together — it was a very respectful dialogue. And again, about the impacts that are coming to Yukon families with the affordability, with people worrying about paying their electricity bills right now, and now on top of this, no-cause eviction, I can't imagine what feelings families have, that they're going to have to add this to their list of ongoing concerns and worrisome things that they have for their families.

When we talk about tenants, we also forget about the children. Children are going to be impacted by this, and when we look at those impacts of how this legislation comes into play, that should be the very first thing that we think about. We have things that are in place like GIDA. Was there a gender analysis done of this? Are we looking at which Yukoners are going to be impacted the most? And I probably can say with a certainty that it's going to be women and children, first and foremost, that would be affected by this. I'll close my remarks at that.

Carmen Gustafson: I rise to speak to Bill No. 8. I will not be supporting this bill, which is probably not a surprise to any of the members of this House. And before I continue my remarks, I would like to disclose that I do have the privilege of having been able to maintain a home I previously lived in as an asset, and I am currently a landlord. I still am not in favour of these changes.

I want to start my remarks as well with sharing part of an e-mail that I received from a constituent in Riverdale North, which reads — quote: "Cost of living in this territory is incredibly high, and cost of housing is to the point of ludicrous. While I have a good paying job and no kids, my partner and I are continually trying to problem solve our housing situation and aspire to be housing secure and not paying high rent just to be in the place we want to live. However, I'm thinking so much of what others are facing and folks and friends in my circle, particularly the most vulnerable, but especially those most critical to our societal function like service industry workers and front line staff. There is a dire need for housing in this territory. At this point, the dream of owning any home, let alone a home you want, is beyond imaginable for so many folks. The idea of being in debt for a quarter century to pay off a half a million dollars for a mobile home built in the 70's should not ever be normal or acceptable. But that's the current situation.

"The Yukon Party plan to take away a rent cap seems to hinge on the hope that investors, developers and property owners from elsewhere who either left or haven't come or else who stopped offering rental properties here would suddenly be attracted to glean off the desperation of Yukon citizens because higher rent is available and over time the resulting increase in housing options and available rentals would be adjusted naturally through the markets and rental costs will eventually drop.

"As for bringing back in the availability of no-cause-evictions to landlords, I have yet to stumble upon any rationale that supports how this clause will benefit Yukoners, especially those Yukoners most vulnerable and most in need (they are, and should forever be, the priority of our collective governance in case you need to be reminded -- it's your job)."

I share this to highlight the specifics of two themes I want to raise here, which are: (1) the lack of consultation with Yukoners — whether landlord, tenant, or others; and (2) the lack of supporting evidence provided by the minister or any of the members opposite to demonstrate why these changes will achieve the objectives that have been outlined as the reason for the changes.

It seems to be a recurring theme with this government that the rationale for sweeping legislative and policy changes that have the potential to impact thousands of Yukoners is that they campaigned on it and they were able to form government. However, while perhaps they campaigned on it to sympathetic audiences, they didn't include that in their public-facing platform; they preferred closed engagement with people who will support their objectives. Now, I know that it's been said that they didn't need to consult because they were elected and it was in their platform, but as raised by other members here, that's not quite the case. The Yukon Party platform said — quote: "Recognizing that rent control has failed and has reduced rental supply while increasing rent costs: developing a plan which balances the needs of both tenants and landlords, while increasing supply and making rent more affordable through Updates to the *Residential Tenancies Act*."

I remember talking to renters during the election. There are many in Riverdale North who were confused about what that meant and whether it meant that they would in fact repeal rent control. And I agree; it's not clear from those platform commitments. So, while rent control is mentioned, no-cause evictions isn't mentioned at all. So, I'm not sure how that meant that Yukoners have consented or asked for this change that could have devastating consequences for Yukon renters.

Drafting of legislation is a process that I'm familiar with, and a key component to developing and drafting legislation is usually doing public engagement and consultation. In fact, back in 2014 when the Yukon Party brought forward the previous version of the *Residential Tenancies Act*, the then-Minister of Community Services, now the Minister of Health and Social Services, spoke repeatedly about the importance of consultation on the act. In fact, the minister said, "We are seeking input from landlords, tenants and indeed, all Yukoners who wish to comment, because changes to this legislation have an effect on all Yukoners who are either landlords or tenants and we are focused on proceeding in a balanced manner." And I agree; these changes do affect all Yukoners who are landlords or tenants, and they should be consulted. But the government made the choice not to. As I said at the beginning, I too am a landlord. I wasn't consulted.

The last time the act was debated and passed in this House was just two years ago. This act followed public engagement

with over 1,500 Yukoners only two years ago, and it's this act that the government is now proposing to change with no consultation. So, looking back at that engagement process compared to this new process where Yukoners have not had an opportunity to be consulted, I want to read an excerpt from the "what we heard" report from the previous consultation that reads: "Feedback from the Canadian Centre for Housing Rights highlighted the need to consider evictions as a last resort. 'In particular, in order to meet international human rights standards, a household should only be evicted if all of the following are true: The eviction must have a legitimate objective. Eviction must be necessary to achieve the objective, and there must be no reasonable alternative. The consequences of eviction must be proportionate to the objective.'"

I wonder how the decision to reinstate no-cause evictions falls in line with the above submission and with international human rights standards. I wonder if the minister has had an opportunity to review that "what we heard" report prior to bringing these amendments forward. So, that "what we heard" document had a disproportionate representation of landlords to tenants. In that report, more Yukoners supported rent control than opposed it, and of those who supported it, the majority supported rent control being tied to inflation. So, it's interesting then that this government is moving away from a policy that had public support without any further engagement.

The cause and effect of the indicators of the health of a rental market are complicated, and decisions to make changes shouldn't be made lightly or abruptly in order to avoid unintended consequences. But when the government makes changes like the ones in Bill No. 8 while having the history and real evidence of what those consequences could be, it's kind of hard to believe that those consequences will be unintended. Renters in existing housing are likely to be most impacted by the changes. Without-cause eviction, allowed almost nowhere else in Canada, introduces the ability for capricious and retaliatory evictions of tenants who are considered an inconvenience. By introducing this change when people are already in tenancy agreements, it means that you're impacting existing contractual agreements that perhaps people would have negotiated differently or may not have entered into. A tenant who has a dispute with a landlord, no matter how justified they may be — for example, by raising safety concerns about a unit they are in — risks losing their home in retaliation. A six-month notice doesn't alleviate it; it only delays it.

Rent control is also a widely used mechanism to protect renters, and removing all rent control without addressing the specific concerns that have been raised is using a hammer where a scalpel was appropriate. So, again, existing renters are the ones most likely to be impacted by this. During the election campaign, I visited every single door in Riverdale North, some of them multiple times. Many renters in apartment buildings in my riding are the kind of people the constituent who sent me the e-mail was talking about. They may not be permanent residents and are very vulnerable in both their employment and housing situations. There are multiple generations sharing units, and many children rely on rental housing. Rent caps provide renters with a longer term picture of what their cost of housing will be, oftentimes a person's most significant living expense, and it can impact the choices they make, whether they continue to live and work in Canada or go somewhere else or leave the Yukon. There are, of course, renters in detached homes, basement suites, and other units in Riverdale North as well. Many of them are very concerned about the precarity of housing and, even more so, the affordability.

I cannot support the sledgehammer of a solution to remove rent caps entirely that is in this bill, as I haven't been provided with any evidence or assurance that people impacted by sudden rent increases have anywhere else to go or will have any support to keep their housing. An inexpensive and easy solution to address homelessness is preventing it. I haven't heard from this government that they're willing to help working people who can barely afford the housing that they're in to stay in that housing. This includes many families with children who are working hard to keep a roof over their head and keep Yukon businesses running.

So, when I talk about not being consulted and I'm told that the government has heard from landlords advocating for these changes, I wonder why they didn't open up the conversation to landlords and tenants more widely. The previous government did just this, and as detailed by the Member for Takhini, the changes that are proposed here just weren't supported then. A highlighted campaign promise, especially one that is not widely proclaimed, is not a substitute for consultation, nor is it good policy work or rationale for changing legislation that impacts something so fundamental to people as housing.

The rush to bring this legislation before the House in order to satiate the desires of an undisclosed, unnamed landlord lobby has resulted in yet another abrupt change to the relationships between landlords and tenants. This government knows better. It knows that there will be Yukoners who will be harmed by these changes and yet it has chosen to proceed this way. It can't say later that those consequences were unintended. Housing is a human right, and everyone deserves a safe place to live. They deserve affordable housing that suits their needs. They deserve housing legislation and policy that is careful, is nuanced, and respects the needs of the people who will be most impacted. This bill does not find a balance that will work for Yukoners, and that's why I'm not supporting it.

Lane Tredger: I have been listening carefully to the comments of my colleagues. I really appreciate how much thought and effort they have put into this debate, because it's such an important debate. I really appreciate that they have all taken the time to really talk through their concerns and bring forward the concerns they have heard from Yukoners, and I think that's really valuable. I actually think it speaks volumes that unless something changes after I speak, we've had — I think it was three minutes of justification for this bill at this reading. So, I hope I'm wrong. I hope the members across the aisle will talk about why they'll be supporting this bill if they will.

I'm going to be speaking against these changes. I want to start by talking about the context we're in for this conversation. I think anyone who's opened up social media in the last week, two weeks, has probably seen the conversations. There's so much fear, so much anxiety on all sides of this issue. I see people terrified they're going to lose their place to live. I see people — terrified they're not going to be able to — feel like these changes are really important for them to protect their livelihood. I see people who are worried about having bad

landlords. I see people who are worried about having bad tenants. I see people who have heard rumours, who are not quite sure what the truth is, who are confident, who are not really sure. What I see overall is just a lot of fear and tension. This issue really is causing a huge amount of conflict in our community, and that's really hard. Like, that's just really hard for the Yukon.

I want to draw on something a friend of mine commented on Facebook about why we are at the situation where there's so much tension over this issue. Why is there so much conflict over this issue? Why does it feel like sometimes it's really hard to have a conversation where we listen to each other on this issue? This friend of mine is a landlord. She rents out a suite on her property, and she talks a little bit about why she does that. It's not really because she wants to be a landlord; it's because she needs to do it to afford her mortgage. And I think that's the position a lot of landlords are in. They didn't get into it necessarily because this was the job they wanted. They were forced into it because mortgages have gotten very expensive, insurance has gotten very expensive, and everyone across the Yukon is feeling this affordability crunch. Whether they're a landlord or a tenant, whether they own their home, whether they rent, whether they live in staff housing, whether they live with friends or family, whether they're acutely homeless, everyone is feeling this affordability crunch, and that really drives a lot of tension and conflict in our community. It means that everyone is vulnerable and everyone is one bad accident, one bad month, one bad year away from being in a really terrible position if they're not there already. So, I think that's where a lot of this comes from, because affordability is crushing people right now. It really is. So, this is the context in which we have a decision to make, and the Yukon Party had to decide in this context of crushing affordability what they are going to do to try to improve this situation that's full of tension and fear and ultimately driven by the devastating lack of affordable housing.

There were a lot of things they could have done to try to ease this conflict between landlords and tenants. They could have made the residential tenancies office work better. I used to be a landlord. I've tried to get help from the RTO on situations and honestly had a really hard time with it. I felt very on my own as a landlord to try to figure out what the right thing was to do and how to negotiate issues in a way that was fair to both me and my tenants. They could have provided training for all these landlords who maybe didn't want to get into the job of being a landlord but are there because they have to afford their mortgage. Jobs require a lot of knowledge and skill to do — being a landlord is no different.

I don't see a lot of resources out there to help landlords understand their responsibilities and rights and how to navigate things in a good way. In the same way, I don't see a lot of training out there for tenants on their rights and responsibilities and how to do that in a good way. That's something the Yukon Party could have done. They could have said: We're going to try to make sure that everybody involved in these situations has the tools they need to follow the rules we already have. I think the most effective thing the Yukon Party could have done to reduce this conflict and tension is actually to tackle affordability. Whether it's through electricity bills, whether it's through groceries, whether it's through gas prices, through the cost of living, through cost of housing, people are really hurting. They're living on the edge so that any changes to their budgets or costs push them right over the edge. That's true for a lot of people in a lot of positions. Those are all things they could have done.

But instead, they have decided to abandon renters. They have decided that renters, people who rent their homes, will not have the same right as people who own their homes, which is the right to stay in their homes unless there's a good reason to leave. As I give this speech, there are so many people I'm thinking of. I'm thinking of Darlene, who was a senior who paid her rent every month on time for years and then was evicted without a cause given. She had to move her and her children, and the part of her story that maybe broke my heart the most, even though maybe it wasn't the most significant part, was that she had been collecting plants for 20 years and she had this giant plant collection, but there wasn't room for them in her daughter's house, so she was trying to find homes for all her plants, because she loved them and she wanted someone else to love them. She didn't want them to get thrown in the compost.

I'm thinking of the people I talked to at different elections, different doors, who own their homes but are scared their children never will, that they'll never be able to get a start because their kids are paying rent that's far more than a mortgage that they'd have to pay, but they don't have enough for a down payment to get started. I'm thinking too about a mom who wrote me, and she told me how she grew up moving from home to home to home to home because they were always getting evicted or not able to pay the rent or the rent went up, and she experienced so much instability as a kid because of it. And now she has her own daughter who is just a baby, and she hoped more than anything to be able to give her daughter a stable home, one where she knew that she wouldn't have to move, that they could paint her nursery and know that they were allowed to do it and that they wouldn't have to leave before she got to enjoy it and how she just didn't see a way for that to happen. I think about how much time and energy it sucks out of your life to move and when you have to do that every three months, six months, year, two years, because you don't have the stability of your own home in a climate where tenants have so few protections and rights, what that does to someone. So, that's who I'm thinking about as we have this speech.

I want to talk a little bit about what the actual problem is here. The minister said in her speech that landlords have concerns about their ability to control their investment. And sometimes you hear people say variants of that like: I don't want the government to tell me what to do with the property I own. The truth is most people — I won't say everyone — but most people actually don't think there should be no regulations around people's homes and renting those homes. Like most people don't think you should be able to evict someone the next day without notice, right? Like there are kind of extreme cases that most of us agree the government should protect renters on. So, it's not really a question about: Should there be rules to protect tenants and landlords? The question is: Where is the balance? We've heard a lot about the balance.

I actually want to talk about a housing assessment report that was done by the City of Whitehorse recently, because it gives us some insight into who is the most in need of housing right now in the Yukon. Is it people looking to buy homes? Is it people renting? Who has the most ability to find something and move or change if it doesn't work?

I'm just going to pull up that assessment, because I really want to read from one of the pages. It talks about core housing need. "Core housing need is a Statistics Canada concept to identify households with unmet housing needs; a household is classified as being in core housing need when their housing does not meet any one of the three housing standards (suitability, adequacy, and affordability) and could not resolve their housing issue by moving within the community without spending more than 30% of its income." It found that in 2021 — which is the most recent data that we have around this issue, I believe — 22 percent of households that were renters were in core housing need, whereas 4.9 percent of households that owned their home were in core housing need.

That tells me that renters as a group are a lot more vulnerable when it comes to housing. They have fewer options. They are less likely to be able to afford or find something that's suitable and adequate, and they have less ability to move if the situation's not working to something else, and that makes them really vulnerable. It really skews the power dynamic, because we all know a landlord can find another tenant. We all know that many renters might not be able to find another home. It's kind of an inherently unbalanced system, and that is part of the reason why we need regulations to help manage that power dynamic so that people's homes — people's ability to have a home, to stay in their home, and to provide themselves and their family with a safe place to live — is something that we're supporting as a government and that we're making happen as a government.

In that context, what's the problem with allowing no-cause evictions? These are evictions that will be allowed if this legislation goes forward; that means that a landlord can give a tenant a notice and say that you have to move out, no reason given. Doesn't matter if they have paid their rent on time, if they have been the best tenant in the world; they don't have to give any reason. It's just that you have to move out, no reason given. That's really hard on people who have tried to do everything right, who have paid their rent on time, who have been respectful of their neighbours and taken really good care of their home.

One of the primary problems I see with this is it is very difficult to identify an eviction that's based on discrimination or retaliation when landlords don't have to give a reason. I did casework for a woman who protested against her landlord for doing something illegal. The next week, she got a no-cause eviction for her home. This was while they were still allowed a few years ago. So, she took it to the residential tenancies office. She said: It seems pretty obvious to me that I'm being evicted because I pushed back on this illegal practice. And the residential tenancies office said: Well, they don't have to give a reason. They haven't done anything illegal — they don't have to give a reason. It's true that the act does prohibit discrimination or retaliation, but how do you prove it — how do you prove that?

I have never, never seen in the Yukon someone able to effectively prove that when they're given a no-cause eviction. To show how it works in the opposite way, I recently did casework for someone who was evicted because she complained that her water froze because it wasn't properly insulated in the building, and her landlord said that she shouldn't have complained and that he was going to evict her because it was her fault. He couldn't give a reason — this was just last year — and she was able to successfully fight that and hold him responsible and then leave at a time that actually worked for her. I am thinking of the case of people I know who were told they were being evicted because of their lifestyle, and here, it seems important to mention that these were trans people — no reason given. In this case, the landlord happened to spill the beans on why he was really doing it, but with no-cause evictions, they can just say: No, you have to go. They don't have to explain, they don't have to justify, and they don't have to try to come up with a cover for their discrimination or their retaliation. They can just evict people and not give a reason.

I also want to talk about some of the problems with unlimited rent increases and what happens when we allow unlimited rent increases, which is what this legislation proposes. When I and my colleagues talk about examples of 20- and 30- and 40-percent rent increases, those are real examples; we did not make those up. I have door-knocked buildings in the 2021 election that said they were facing 40-percent rent increases for the entire building. We have many of these stories. These are real things that were happening before 2021 when a rent cap was brought in. It seems reasonable to think that those could happen again.

What happens when someone gets a rent increase? Well, some people can afford them for now. They can probably pay that increased rent until they're laid off, until they get sick and can't work for a while, until they retire and are on a fixed income, until their car breaks down. And then what happens? Well, if they're lucky, it will cut into their budget for non-critical things, things they can give up. So, they might give up music lessons for their kids. They might give up treats for birthday parties. It might mean their kids can't go on school trips. It might mean they can't buy them high-quality winter gear for the coldest days of a Yukon winter. It might mean they can't buy themselves new glasses. It might mean they can't buy themselves good-quality fruits and vegetables for meals. These are the sorts of things that people will start cutting if they're lucky.

But as housing prices go up, it gets worse than that. People will stay in bad situations because they can't afford anything else. They'll put up with unsafe living conditions — mold, inadequate heating, faulty plumbing, or emergency exits that are broken or blocked. When I give those examples of people staying in unsafe living conditions, I can see the face of every person who brought me a story and said: My house is full of mold, but I don't want to say anything because they might evict me because I have nowhere else to go. There's nowhere else I can afford.

Other people will stay in situations that are unsafe because of the people they live with. They'll stay in abusive relationships. They'll endure emotional, physical, financial, sexual abuse because they have nowhere else to go, no other home they can provide for themselves or their children. And then what if they can't afford them at all or they're evicted from the one they can? There are people who, when they can't afford the rent increase, they don't just move to a less suitable location. They don't just give something up. They are actually acutely homeless. Whether that means couch surfing, whether that means staying at a shelter, whether that means staying in a tent somewhere in the woods — that is the reality of what will happen with unlimited rent increases. There will be people who have nothing left they can give up to afford it.

As homelessness increases, people are without a place to sleep. People don't have somewhere to cook food. They don't have somewhere to stay warm. They don't have somewhere to go to the bathroom once businesses close at the end of the day. This is inhumane. There should not be people in the Yukon living like this, and we should not be making choices that are going to lead to that. It also costs all Yukoners as people are made ill and have their existing illnesses made worse by exposure to the elements, to stress, to lack of sleep, the lack of a place to care for themselves, emergency room visits go up — medical costs go up. Homelessness is inhumane, it's damaging, and it's also — to be a little bit blunt — very expensive for society. It is a choice that hurts all of us, not equally, but it is a choice that hurts us all.

I want to go back to the fear that is swirling through the Yukon right now, the fear that these proposed changes have created and the profound harm they have the potential to cause. If this legislation is passed in its current form, it will come into force on December 1. That means that this December, as Yukoners are preparing for school holidays, saving up for gifts, travelling to visit family, cooking and sharing meals, there will also be people getting notices of rent increases they can't afford. There will be people getting notices of evictions from their homes despite having done everything right. These people will be spending their holidays desperately redoing their budget or hunting for a new place to live. They might be wondering if this is the last holiday that they'll have enough space to host their families. They might be wondering if they're even going to still be in the Yukon next Christmas or if they'll finally been priced right out of the territory. For some people, they genuinely won't know if in six months they'll have a home at all.

That's the future the Yukon Party are choosing to create, one where Yukoners who rent are always vulnerable, always one notice away from rent they can't afford, one piece of paper away from being kicked out of their home with no reason given at all. They're choosing a Yukon where rental housing is without stability and without safety for the people who need it. They're choosing a future Yukon where affordability plummets and homelessness soars.

Speaker: If the member now speaks, the member will close debate.

Does any other member wish to be heard?

Hon. Cory Bellmore: I'd like to thank all the members who spoke to the proposed changes on the *Residential Tenancies Act*, shared your views, concerns, and support. I do appreciate the comments as well as the history provided for rent control policy debate here over the last many years. The need to create safe and stable housing for Yukoners is something I believe we can all agree on, although we may not agree on the best path to get there. Good intentions do not always lead to good results, and that is where we are now when we look toward the future.

We need to work toward improving and supporting the housing continuum in the long term and not rely on the short-sighted, short-term fix of rent caps that only benefit tenants in the immediate time who are in suitable rental housing right now. Imposition of this type of rent control policy creates an expanding unfairness between the same demographic of renters that widens over time. Very quickly, the only people who then benefit are those already housed at the beginning of the rent control — anyone who comes after does not have the same advantage. It does not help young adults moving out of family homes and starting a life, growing families who need to move to find more suitable housing, or a growing population with new people relocating.

Ensuring we're providing the support to the private market and removing barriers for investment is important for this piece of the housing continuum to increase supply in the long term and benefits all tenants, and that is why we have proposed the changes in front of us now. As well, financial assistance for renters who need help with private-market rental costs is available. Support for people in other parts of the housing continuum are also necessary for individuals whose needs may not be met by the private market. Financial support for the construction of affordable and social housing is ongoing to supply these units. Land development to supply lots for the whole housing continuum is also ongoing. I look forward to discussing this further in committee.

Speaker: Are you prepared for the question?

Some Hon. Members: Division.

Division

Speaker: Division has been called.

Bells

Speaker: Clerk, please poll the House.

Hon. Currie Dixon: Agreed.
Hon. Scott Kent: Agreed.
Hon. Cory Bellmore: Agreed.
Hon. Brad Cathers: Agreed.
Hon. Linda Benoit: Agreed.
Patti McLeod: Agreed.
Hon. Jen Gehmair: Agreed.
Hon. Wade Istchenko: Agree.
Adam Gerle: Agree.
Doris Anderson: Agree.
Tyler Porter: Agree.
Kate White: Disagree.
Lane Tredger: Disagree.
Brent McDonald: Disagree.
Linda Moen: Disagree.
Carmen Gustafson: Disagree.
Justin Ziegler: Désaccord.
Debra-Leigh Reti: Disagree.

Clerk: Madam Speaker, the results are 12 yea, seven nay.

Speaker: The yeas have it.
I declare the motion carried.
Motion for Second Reading of Bill No. 8 agreed to

Bill No. 13, *Labour Relations Boards Statutes Amendment Act (2026)* — Third Reading

Clerk: Third Reading, Bill No. 13, standing in the name of the Hon. Jen Gehmair.

Hon. Jen Gehmair: I move that Bill No. 13, *Labour Relations Boards Statutes Amendment Act (2026)*, be now read a third time and do pass.

Speaker: It has been moved by the Minister of the Public Service Commission that Bill No. 13, entitled *Labour Relations Boards Statutes Amendment Act (2026)*, be now read a third time and do pass.

Hon. Jen Gehmair: I'm pleased to rise today to speak to Bill No. 13, the *Labour Relations Boards Statutes Amendment Act (2026)*. This bill makes targeted amendments to the *Education Labour Relations Act* and the *Public Service Labour Relations Act*. Its purpose is to modify and clarify the legislative framework supporting two Yukon Labour Relations Boards. The bill does not change collective bargaining rights, reduce protections for employees, employers, or bargaining agents, or compromise the independence of boards and adjudicators. The bill updates statutory references, confirms board continuity, clarifies governance and panel procedures, provides a framework for administrative support, modernizes procedures and delegation authorities, updates legal protections, oath requirements, and provides transitional rules. The *Labour Relations Boards Statutes Amendment Act (2026)* is focused and practical. Its clauses update references, confirm continuity, clarify governance and panel rules, establish administrative support arrangements, modernize procedures and delegation authorities, protect independent deliberations, standardize oaths, and provide for orderly transition. The bill preserves the existing labour relations model while ensuring the legislation is current, coherent, and capable of supporting the board's work in the future.

Speaker: Are you prepared for the question?

Some Hon. Members: Agreed.

Speaker: The yeas have it.

I declare the motion carried and that Bill No. 13 has passed this House.

Motion for Third Reading of Bill No. 13 agreed to

Hon. Scott Kent: I move that the Speaker do now leave the Chair and that the House resolve into Committee of the Whole.

Speaker: It has been moved by the Government House Leader that the Speaker do now leave the Chair and that the House resolve into Committee of the Whole.

Motion agreed to

Speaker leaves the Chair

COMMITTEE OF THE WHOLE

Chair: Order, please. Committee of the Whole will now come to order.

Bill No. 8, *Act to amend the Residential Tenancies Act (2026)*

Chair: The matter before the Committee is general debate on Bill No. 8, entitled *Act to amend the Residential Tenancies Act (2026)*.

Do members wish to take a brief recess?

All Hon. Members: Agreed.

Chair: Committee of the Whole will recess for 15 minutes.

Recess

Chair: Committee of the Whole will now come to order.

The matter before the Committee is general debate on Bill No. 8, entitled *Act to amend the Residential Tenancies Act (2026)*.

Hon. Cory Bellmore: I would like to thank my officials for joining me here today: Damien Burns, the Deputy Minister of Community Services; Jaime Mellott, the Assistant Deputy Minister of Regulatory and Consumer Services, and staff in the background.

I'm pleased once again to rise to speak to Bill No. 8, the *Act to amend the Residential Tenancies Act (2026)*. As we've said, this bill outlines the proposed amendments to the current *Residential Tenancies Act*. As committed to, we're working to remove barriers to encourage supply in the private rental market.

The previous changes to the *Residential Tenancies Act* have had the unintended consequence of creating these barriers, discouraging investment and supply. We've heard from landlords that they have left or are leaving the rental market because they no longer have control over their investment and that the current legislation is not tenable for them to remain. As demand has increased due to a growing population, this has led to further reduced supply in an already demand-driven market. Rent controls do not fix the supply issue. We need to focus on increasing the number of homes available, and that is the work we are doing. Because we appreciate the rental market as a key part of the Yukon housing continuum, we're putting forward specific amendments that will restore balance to the legislation.

The first of these is to repeal section 3, which was the section used to confirm that the rent cap applied to owner-occupied living accommodations. Without the rent cap, this section is no longer required. The second of these amendments is to repeal section 39. Previously, this section included the rule that a landlord could not apply a rent increase that was greater than the amount allowed in the regulation. As we no longer intend to apply a rent cap or maintain a regulation that sets a cap on rent, this is no longer required. The bill also proposes amendments to section 40 to extend the minimum notice period for a rent increase from three to six months. This timeline has been increased to provide for a tenant's need for additional time to adjust to a rent increase or to find alternative housing options.

The proposed addition of section 68.01 addresses the inclusion of an additional option to end a tenancy. This section 68.01 allows for an eviction at landlord's notice. It mirrors the section called "Tenant's notice" and empowers a landlord to end a tenancy without a specific reason. Section 68.01 includes a six-month notice period and a 14-day period for a tenant to dispute the notice. There are also minor amendments to correct or align numbering between English and French acts, and a transition provision is included to ensure that it is clear the existing act applies until the new act is brought into force, meaning should this bill pass, the amended rules will apply as of December 1, 2026. This is a standard provision included in many amending regulations.

Our government appreciates that Yukoners need secure housing. We see a viable rental market as an important part of the housing solution in the Yukon. Growing the supply in the market is necessary for it to be viable in the long term. To support Yukoners seeking housing, we're also continuing other financial assistance and supports. This includes housing initiatives and a coordinated response to support the Yukon's

most vulnerable. These efforts are led by the Department of Health and Social Services. These legislative changes do not mean we have abandoned renters who need support. The Yukon Housing Corporation also provides rent subsidies and supplements for Yukoners in need of affordable, suitable, and accessible housing.

Working with partners to develop and construct affordable rent-geared-to-income housing is ongoing and delivering units for this piece of the housing continuum. There are several loan and grant programs that support housing development, home repairs, and access to home ownership. These are intended to support Yukoners who want to purchase, build, or maintain a home. To support the construction of more homes, we have a number of land development projects to make available in Whitehorse and rural Yukon. Amending the *Residential Tenancies Act* with this proposed bill is part of the government's efforts to increase housing supply and affordability across the housing continuum.

A housing system that is accessible, adaptable, and will meet Yukoners' needs will not be obtained with price limits. We understand the importance of communications when making changes as proposed. To support Yukoners, we're developing clear information about the new legislation. The team at the residential tenancies office is ready to update their forms, fact sheets, and webpages and are creating other material to help landlords, tenants, and others understand these changes. We anticipate that the changes will also assist to reduce some of the common misunderstandings and disputes related to rent increases that do not align with the current rent cap and disputes related to the cause identified on eviction notices. We are working to make this piece of legislation clearer and more transparent to people who use it regularly. With that, I will end my remarks and welcome questions from Members of the Legislative Assembly.

Kate White: Thank you, and I appreciate the officials here today. But as one can imagine, I'm not jazzed to be debating the proposed legislative changes.

I'm going to start off with asking the minister: How many tenants are there in the Yukon currently?

Hon. Cory Bellmore: The number of tenants is not currently collected in the Yukon.

Kate White: I'm just asking for confirmation. Is the minister confident that there's not a collection of numbers, for example, with the Yukon Bureau of Statistics, for the number of tenants in the territory?

Hon. Cory Bellmore: If there is a collection of number of tenants in the Yukon, we're not currently aware of what that is.

Kate White: Is Yukon right to understand then that the minister is making these changes to a piece of legislation that will affect folks who rent, so tenants, but does not know the number of tenants currently in the Yukon? Does the member not know how many tenants exist in the Yukon?

Hon. Cory Bellmore: That's correct; I don't know the number of tenants in the Yukon. I don't know the number of landlords in the Yukon, and I don't know the number of private rental units in the Yukon.

Kate White: When the minister was making this policy decision, did she direct or request from her department to find out how many tenants would be affected?

Hon. Cory Bellmore: No, I did not ask that question.

Kate White: Can the minister remind me again how she came to make the decision that removing rent control and putting evictions without cause again was a decision? How was that decision reached?

Hon. Cory Bellmore: In discussion about the situation of the housing continuum in the Yukon, there is work that needs to be done in each of the pieces, and we needed to support the increase of supply in the private rental market. We've learned that the supply is not growing and with discussions from people saying that they definitely are taking their units off the market or have taken their units off the market, not interested in renting any longer, based on the rules that were introduced, and so these amendments are meant to help increase that supply.

Kate White: Has the Department of Community Services looked across Yukon to see the number of rental units that are in the territory?

Hon. Cory Bellmore: Currently, the department does not have that information — the number of rental units in the Yukon. The Yukon Bureau of Statistics does do a semi-annual rent survey. They have that data from their discussions. They talk to landlords, and I'm not clear if they are able to speak to every landlord in the Yukon or if it's a sample survey as statistics usually uses to create their information.

Kate White: The minister is not aware of the number of rental units. Can the minister share with this House and with Yukon the evidence of the decreasing supply that she's referred to? If there's not a collection, there's not a number that she can look at, can she share with us, for example, whom she's spoken to, letters she's received from them, or the number of conversations, the number of landlords she's spoken to?

Hon. Cory Bellmore: I will commit to putting that information together — the information that I've received, the people I've spoken to, and the number of pieces of correspondence I received regarding removing units from the private rental market.

Kate White: Is the minister familiar with what I'm going to guess is the most recent Yukon Bureau of Statistics housing census from 2021?

Hon. Cory Bellmore: I'm familiar that there is a census that's done semi-annually; I'm not familiar specifically with the one mentioned.

Kate White: In looking at the Yukon Bureau of Statistics, the housing census data from 2021, it says that there are 5,535 private households in the Yukon that were renters. Looking at that, it would seem that there are at least 5,000 — at that time — rental units. Has the minister had any conversations with the Yukon Bureau of Statistics to ask for those numbers?

Hon. Cory Bellmore: I've not had a specific conversation about asking for those numbers. I can say that the department is

working with the Yukon Bureau of Statistics to expand the data it does collect and to help us better understand what the long-term impacts will be. Many landlord-tenant relationships never come before the residential tenancies office, and we need to gain a more complete picture of the rental market. The Yukon Bureau of Statistics is working to collect information beyond the cases seen by the RTO.

Kate White: Does the minister feel at all that this is an example of the cart before the horse? Making a decision, for example, the minister can't tell me how many rental households there are in the territory before making these sweeping changes. Is there any concern at all about not having adequate information prior to making such big changes?

Hon. Cory Bellmore: No, I'm not concerned that I didn't have the information needed to make these big changes. These changes are pretty targeted changes to the *Residential Tenancies Act* and rolls it back to where it was in 2021, with some additional timelines added for rent increases and no-cause eviction timelines.

Kate White: How many tenants stand to be affected by the changes that the minister is proposing?

Hon. Cory Bellmore: I don't have that number, and I also don't have the number of landlords that stand to be affected by the changes.

Kate White: I'll note that my colleague the Member for Riverdale North indicated she's a landlord. Are there landlords in the Yukon Party caucus?

Hon. Cory Bellmore: I'm not aware of people's personal situations or the income-generating situations of my colleagues.

Kate White: Is the minister a landlord?

Hon. Cory Bellmore: I'm not currently a landlord. I used to be a landlord, but I haven't been for about five years.

Kate White: Going back to the collection of data and the importance of collecting data, the housing census from 2021 says there are 5,535 private households in the Yukon that were renters. The minister has said that the number of rental units has gone down but hasn't pointed us to the confirmation of any kind of those numbers. So, can the minister tell me where I can find the evidence to support her assertions that there have been a large number of landlords who have left the housing industry?

Hon. Cory Bellmore: I'm sorry; I didn't catch the end of your question, if you wouldn't mind asking that again. But also, I just wanted to give you some more data that says the latest rent survey identified 2,374 units and a 2.4-percent vacancy rate, with 57 units vacant for Whitehorse, 2,498 units for Yukon, but there's not a vacancy rate for the entire Yukon.

Chair: Just a reminder for members to refer their questions to the Chair.

Kate White: Can I just get the minister to tell me those numbers again? I believe she just listed numbers of rental units and vacancies. If she can list them again, please.

Hon. Cory Bellmore: The numbers I said were that the latest rent survey identified 2,374 units and a 2.4-percent vacancy rate, with 57 units vacant for Whitehorse. Total units for the Yukon is 2,498, but there is not a vacancy rate listed for the whole of Yukon.

Kate White: Can the minister tell me where those numbers are from?

Hon. Cory Bellmore: They're from the latest rent survey collected from the Yukon Bureau of Statistics.

Kate White: Can I get the date?

Hon. Cory Bellmore: I'll get that information and provide it to the member.

Kate White: It would be helpful to have those numbers, and I would appreciate it when that happens. Now the minister and I have had two different sorts of numbers. I've quoted the census from 2021, and the minister is giving me numbers now and has committed to getting me back to me with information from folks who said that they were leaving the landlord business.

Can the minister tell me if she's heard from tenants at all?

Hon. Cory Bellmore: Just prior to answering the question, I just wanted to let the member know that those numbers are from the April 2026 rent survey data. I have heard from some tenants as well. I've heard from a handful of tenants most recently in the last seven days.

Kate White: In looking at the proposed changes, I guess I actually have some questions about how the minister imagines this is going to go. On December 6, a landlord will be able to increase the rent with six months' notice. What happens if a tenant can't afford that rent?

Hon. Cory Bellmore: There are, as I had mentioned earlier, options for folks who aren't able to afford their rent through the Yukon Housing rental subsidy program. I would direct them to that program.

Kate White: Is the minister aware of the application of that program, how that program works, if it is ever fully subscribed, and what happens after that?

Hon. Cory Bellmore: I have a general understanding of how that program works. I have helped individuals through it personally in the past, and I am not aware of the program subscription. I would direct those questions to the minister for housing.

Kate White: How will the minister track the effects of these changes?

Hon. Cory Bellmore: As I had mentioned already, the department's working with the Yukon Bureau of Statistics to expand the data it collects so we can better understand and monitor the long-term impacts of these changes and gain a more complete picture of what the rental market looks like. The Yukon Bureau of Statistics is working to collect the information beyond cases seen at the RTO, and the residential tenancies office will also continue to track disputes that come through their office.

Kate White: So, what happens if a large number of people cannot afford their rent increases? What happens to those folks then?

Hon. Cory Bellmore: Well, it is difficult to answer a hypothetical situation, as we don't currently have that happening. I will say that the Government of Yukon will continue to monitor the impacts on the market and work closely with Yukon Housing and Health and Social Services, municipalities, service providers, and community partners to identify emerging pressures. We'll continue to invest in the housing continuum, including community housing, rental assistance programs, supportive housing, and emergency shelter services. Recent investments include funding for the Safe at Home Society to open the Hearth supportive housing program, enhancements to the Canada-Yukon housing benefit, and ongoing work to establish affordable housing across the territory.

We will continue to assess housing needs and adjust programs and supports as required to help Yukoners and maintain stable housing. And if Yukoners do need assistance, they can contact Yukon Housing or their housing and social service providers in their community to discuss available options and supports. Yukoners can access a range of housing supports depending on their circumstances, including rental assistance, supportive housing, emergency shelter services, the rent-geared-to-income program for Yukoners in need of affordable, suitable, and accessible housing. And Yukoners may also be eligible for support through the Canada-Yukon housing benefit, which helps low- and moderate-income households with rental costs. In the medium term, those are some supports. In the long term, we'd like to see the supply increase, we'd like to see landlords come back to the market, and we'd like to see the demand decrease.

Kate White: So, how do these changes encourage that sort of investment that the minister has spoken about?

Hon. Cory Bellmore: Landlords will have the opportunity to have better control over their units with the introduction of no-cause evictions. That is something that we heard even more importantly than rent control on the side of a landlord — that they really they spend a lot of time, a lot of money and effort goes into providing rental options for Yukoners. There are costs associated with that on their side as well, but that's what I'm expecting to see.

Kate White: How do these changes encourage that investment in the market? I ask because in a market of scarcity, one can charge more. How does the minister envision that changing this will open up the market in the way that she suggested?

Hon. Cory Bellmore: Yes, when there's scarcity in the market, of course, prices are higher. With increased supply, the demand will reduce, and in the long run, that will create a healthier, more sustainable market.

Kate White: I appreciate that the minister continues to say that's the case, but I still fail to understand how that is going to work. I'm also concerned that the minister said that she's unaware of — well, now we've got different numbers that we're going through — the number of renters in the territory. In the numbers that the minister used with the *Yukon Rent Survey — April 2026*, does that include Yukon Housing units?

Hon. Cory Bellmore: There certainly is a range of different types of units in the Yukon, from rent-geared-to-income units through Yukon Housing, affordable units offered by organizations that have built affordable units over time, and private rental units. We don't currently have the breakdown of those units, which would make good sense — to have that information, and I will work to get it and I will provide it to the member when I do have it.

Kate White: I appreciate that from the minister. I do appreciate that she indicated the Yukon rent survey, which I think is really important, because this will give us the opportunity to have the conversation about the same thing. She said she quoted the numbers from the *Yukon Rent Survey — April 2026*. We talked about that the number of units in the survey were 2,374, and I think that's important to note, because I'm looking at the *Yukon Rent Survey — October 2020* and the number of units in the survey at the time was 2,231. The reason why I note that is that there actually appears to be a couple more now compared to 2020.

I am going to note that there are many others. So, 2020 was 2,231; 2022 was 2,238 — we actually see an increase there. April 2024 was 2,200. The reason why I think it's important to compare the apples to apples is making sure that we are in the right spot or a similar spot. Let me just get the 2024. The *Yukon Rent Survey — October 2024* — I'm just opening that page right now — it said 2,291 units. Interestingly enough, that is still an increase. It's still an increase since the rent cap went in — that's super interesting.

Then going up to *Yukon Rent Survey — October 2025*, looking at those numbers that the minister used as comparables — and it says 2,347, which is the same, and then we get up to 2,374 in April 2026. I'm not a mathematician, and I think that it's clear. But can the minister show me in the Yukon Government's Bureau of Statistics own rent survey between October 2020, prior to the rent cap, and now, April 2026, where the rent cap has been included, where there's that decrease in rental units?

Hon. Cory Bellmore: As I had said previously, I would look to try to find the distinct information between the types of units being collected under the rent survey. That is not clear in the rent survey statistics. But overall, we have heard from landlords that they are removing their private rental market units from the market. They just feel that the new rules were too restrictive and they really would like to have control of their properties back, and we have seen continued demand in the market and the prices' continued increase. So, that shows that the demand and the supply have not leveled out. The demand continues to increase, the supply continues to decrease, and we need to bring more supply online.

Kate White: Can the minister point out to me, between the October 2020 rent surveys and the *Yukon Rent Survey — April 2026*, where the decline of units was? Can she point me to what year where there was the decline in rental units based on the Yukon Bureau of Statistics Yukon rent survey?

Hon. Cory Bellmore: I'm not able to answer your question specifically, but what I can say is that on a net basis, with the population increase in the Yukon, the number of units has not kept pace over time.

Kate White: Can the minister walk me through a population increase and her assertions that the number of units

have gone down and how those are the same? So, I was looking at the rent surveys from October 2020, 2,231, up to *Yukon Rent Survey — April 2026* of 2,374. I understand that there has been a substantial population growth, but can the minister show me where in the Yukon rent surveys that the numbers have gone down? I understand the population growth, but can she point me to where the evidence is of those numbers going down?

Hon. Cory Bellmore: I don't have the Yukon rent surveys in front of me as the member does. The rent survey numbers from 2020 to 2026 do show an increase over time, as the member has pointed out. The population also increased vastly over time, which makes a net decrease available to the market of those units. It also does not differentiate the types of units in there, and what we're talking about is the private rental market, not low-income housing units — and I don't know that the Yukon Bureau Statistics numbers separate that information — and that's what I said I would gather the information on and get back to the member.

Kate White: I appreciate that me with a laptop, terrible Internet skills, and Slack on my phone have gotten those numbers, and I have full confidence in the folks at Community Services. I've been told for well more than a decade that Yukon Government doesn't work in a silo, so I think this is a great opportunity to show just how un-siloed Yukon Government is. So, I want to know if the minister has an intention of having a conversation with the Yukon Bureau of Statistics to ask about how they aggregate that information.

I note that when I look at this, the minister used April 2026 as an example, and this is talking about Whitehorse, so I think this is important. It says Whitehorse rent summaries. It says units and buildings with three or more rental units, April 2026. Number of units in the survey, 1,029; number of vacant units, 15; vacancy rate, 1.5 percent; median rent, $1,388. And the next box says Yukon units in buildings with two or more units, April 2026. Number of units in survey, 1,854; number of vacant units, 48; vacancy rate, 2.6 percent; median rent, $1,460. Units in all types of buildings with rental units, so that it is putting those numbers together with the 2,374 number of vacant units.

Is the minister going to direct her department to work with the Yukon Bureau Statistics to aggregate that more to find out, for example, what types of buildings these are more so than what it says in the sheet that they provide?

Hon. Cory Bellmore: Yes, the Department of Community Services is working with the Yukon Bureau of Statistics to expand the rent survey to collect additional information that will allow us to better monitor the impacts of these changes and to look at the long term, which is important for housing stability. The rent survey is a semi-annual survey conducted every April and October, and it collects data on a significant number of rental units in the Yukon. The expanded version will be circulated this October. We're also working with the Yukon Bureau of Statistics to expand the data it is collecting, as I have said, and this will help us also better understand the impacts long term.

Kate White: I want to I dig in more to the assertion that people aren't investing. Has the minister gone back to look at any kind of investments that have happened with large multi-unit buildings since the rent cap came into place in 2021?

Hon. Cory Bellmore: I understand that a lot of large multi-tenant unit buildings that have been built in some fashion with funding that requires some sort of subsidy or affordable housing requirements — I don't have specific information on those units.

Kate White: I'm just thinking back to the conversation that my colleague and I have had with the Minister responsible for Yukon Housing Corporation and talking about the number of units that have been built with — HIF, I think, is the acronym — since 2018, the housing initiatives fund. And the reason why I'm asking is if the minister is aware of any projects. I'll note that there's the 87-unit rental development in Whistle Bend North called Boreal Commons. The really interesting thing is I had a conversation with the folks who built this long before anyone else in government was having conversations with them, and they were ready to open an 87-unit on their own without any funding from government.

Is the minister aware of any other multi-unit buildings that have been built since the rent cap came in 2021?

Hon. Cory Bellmore: I have a similar list that was provided by my colleague the minister from housing in the discussion on affordable housing multi-residential units and that those are the units that I'm aware of that have been built since the rent cap came in.

Kate White: Did the minister have any conversations, for example, with the folks who built Boreal Commons about her proposed changes?

Hon. Cory Bellmore: No, I've not talked to folks at Boreal Commons.

Kate White: Another really exciting project that came on was River Bend with Da Daghay Development Corporation — just on the crest of opening up another 150 units. Has the minister had a conversation with Da Daghay on their thoughts around the changes to the *Residential Tenancies Act*?

Hon. Cory Bellmore: I've not had individual conversations with Da Daghay about the changes, but I will just give a little bit of information here, which I'm sure has been given already, but I'll give it again. The Winter Crossing project by the Da Daghay Development Corporation will create 105 affordable housing units in Whistle Bend, so not private market rentals. Yukon Housing will be leasing 75 of these units for the rent-geared-to-income program.

Kate White: I'm not sure that landed in the way it was anticipated to land for me. But the reason why I'm asking who the minister has talked to is because she has said that landlords are leaving the market and I'm trying to get a sense on how those conversations have happened.

So, have there been any formal conversations with the Yukon Residential Landlord Association?

Hon. Cory Bellmore: I haven't had formal conversations. I have had conversations with folks from the Yukon Residential Landlord Association — following that, individual conversations with private landlords versus the large, subsidized housing and affordable housing-type landlords.

Kate White: Would the minister characterize the communication from the Yukon Residential Landlord Association

as lobbying or trying to encourage her to change legislation or make policy changes?

Hon. Cory Bellmore: I wouldn't characterize it as that. I just listened to the concerns that they have had and listened to the fact that they were leaving the market, similar to concerns that I've listened to from tenants about concerns that they have had with their landlords. I listened to landlords that have had concerns with their tenants.

Kate White: One of the things I was taking a look at was the lobbyist registry, because it's pretty clear about how and when a person needs to register. And I'll note that if there's been repeated communications from the Yukon Residential Landlord Association sharing stories or their thoughts about the legislation, I would flag that I believe that would fall under lobbying.

I'll note that they're not included in the lobbyist registry. So, I did go take a look and didn't see them there. So, I'll note that anytime an organized group is trying to get legislation changed, it is actually lobbying, which is totally a fair thing to do, but it should be recorded. So, I'm interested when the minister comes back to see how many folks she spoke to from or on behalf of the Yukon Residential Landlord Association.

Some of the concerns that I have around the changes — well, they're not my concerns; well, they are my concerns but things that I've learnt from others. I have a question on how the minister or how her department sees things to work. So, right now, if a tenant has a concern, for example, with their rental unit, they can go to the residential tenancies office and they can start a process there. For example, they can say that they're concerned that the health and safety of their unit isn't being met. At this point, it's a pretty clear process because it's laid out in the legislation.

Is the minister at all concerned that, with adding no-fault evictions, that folks won't be able to take valid concerns to the RTO for a decision?

Hon. Cory Bellmore: The residential tenancies office receives complaints from tenants regardless of the type of eviction notice. They receive all types of correspondence from tenants about trying to assist them with issues that they may have, and it's not based on a specific type of eviction.

Kate White: Here's a scenario. A person is concerned about the health and safety of their unit. They go to the RTO. They file a complaint. So, they pay their money, because you have to pay money to be able to have a complaint heard. The RTO comes back and says that yes, your complaint is valid and makes a direction for the landlord to repair the damage. Is the minister at all concerned about the no-cause eviction in this case?

Previously, there wasn't the ability to have retaliatory evictions, but now that there can be an eviction for no fault at all, is the minister at all concerned that a person may face unfair treatment from their landlord based on just trying to have the basic upkeep of their units done?

Hon. Cory Bellmore: The residential tenancies office does adjudicate disputes between landlords and tenants through an impartial hearing process. Anyone with concerns about tenancy matters is encouraged to contact the office to learn about their rights and responsibilities. The residential tenancies office does great work for people on both sides trying to resolve disputes equitably and work things out. I've also heard a lot from landlords and tenants about the desire to work well with their tenants. They like having their tenants. They have had them for a very long time. They have never increased the rent. They did start increasing the rent when the rent cap was introduced because they felt like that was their only opportunity if the choice was taken away from them when they wanted to do it. I do feel like there is a vast majority of Yukoners who are great landlords and will look after their tenants. I'm not worried about a large amount of, although this is a hypothetical situation, no-cause evictions based on retaliation.

Kate White: My previous colleague from Whitehorse Centre used to talk about the Pollyanna syndrome. You know, maybe looking at the world through glasses that are too rose-coloured could be problematic. And I have to say I disagree with the minister. I am concerned. I know recently the minister received this e-mail and I'm going to read part of it. So, it says, "Our building has 23 units but only two washing machines. One machine has been broken for several weeks and remains unrepaired, leaving all 23 units to share a single washer. The main entrance door also slams hard enough to shake the building. Because the building has extremely poor sound insulation, residents can hear ordinary conversations, footsteps and nearly everything happening in neighbouring units. Despite these conditions and the continued lack of timely maintenance, we have already received another rent-increase notice. The washing machine can remain broken for weeks, but the rent increase always arrives on schedule.

"Our experience demonstrates exactly why the rent cap is necessary. Under the current rules, landlords can already increase rent once a year. Your government now proposes to remove the cap and allow landlords to determine the amount of the annual increase with 6 month notice. Six months' notice does not make an excessive increase affordable. It simply gives tenants six months to worry about whether they can continue to live in their homes.

"Your government says removing the rent cap will encourage investment and create a healthier rental market. However, allowing landlords to impose unrestricted increases without first requiring them to maintain their existing properties is not balance. It gives landlords more power and more money while giving tenants no guarantee of timely repairs, improved conditions or affordable housing. You were elected to represent Yukoners, including tenants, not only landlords, property owners and investors. Tenants should not be treated as an unlimited source of revenue while basic maintenance remains optional.

"Before removing the rent cap, we ask you to answer three questions: If landlords can already increase rent while leaving serious maintenance problems unresolved, what protection will tenants have once the rent cap is removed?" So, that's why I'm here — three questions: "So, question number one: If landlords can already increase rent while leaving serious maintenance problems unresolved, what protection will tenants have once the rent cap is removed?"

Hon. Cory Bellmore: I would encourage anybody, including the folks from 5025 5th Avenue, to contact the residential tenancies

office with any concerns that they have about units' maintenance. That's the work that they do well.

We have had specific correspondence many times from the group of individuals and have reached out personally through my office as well as through the residential tenancies office trying to engage. So, we are trying to engage and help people who bring issues forward, and that is the work that we're doing through the residential tenancies office.

Kate White: I purposefully left off the address of the building because now folks are also concerned about receiving eviction notices for speaking out. So, I did that intentionally. I didn't read in the address. So, next question. It says, "Where will tenants live when they cannot afford an unrestricted increase and so few vacant rental units on the market?"

Hon. Cory Bellmore: I would encourage anybody who is having trouble paying their rent and looking for places to live, if they're not able to find places through traditional means, to contact the Yukon Housing supportive housing and rent-geared-to-income housing folks.

Kate White: The next question: "What evidence does your government have that removing the rent cap will improve housing affordability or living conditions for existing tenants?"

Hon. Cory Bellmore: The imposition of rent caps has caused suppression of rental costs over time. This reduces the private market, as we've been discussing for a long time. The desire is to increase the supply in the housing market and reduce rent over time.

Kate White: I'm sure that these tenants, these 23 tenants, are going to be just overwhelmed with these responses. In their letter, they go on to say, "The current system already permits annual rent increases and allows landlords to apply for increases above the rent index when they face extraordinary expenses. Removing the cap is therefore not a minor adjustment. It is a deliberate transfer of power from tenants to landlords in a rental market where tenants already have few alternatives." Just reading that out loud, that just hits in a different way. Removing the rent cap is therefore not a minor adjustment. So, I think about my colleague from Riverdale North who talked about the hammer or the scalpel. They go on to say, "It is a deliberate transfer of power from tenants to landlords in a rental market where tenants already have few alternatives."

Does the minister have anything to say to that line from these 23 tenants?

Hon. Cory Bellmore: I'd just like to say that the goal here is to increase the number of units available on the rental market so those 23 tenants can have better alternatives.

Kate White: I'm going to keep going with the letter. It says, "We ask your government to withdraw the proposal to remove the rent cap. At an absolute minimum, any change must include enforceable limits on increases, a prohibition on rent increases while serious maintenance issues remain unresolved, and meaningful penalties for landlords who repeatedly neglect essential repairs."

Has the minister got anything to say to that? They talk about the need for repairs, for example, despite getting rent increases.

Hon. Cory Bellmore: I'll just reiterate the need — the work that the residential tenancies office does. Any individual that feels like their units are being neglected have the opportunity to go to the residential tenancies office and start that process and work with them to find an equitable outcome with their landlord.

Kate White: Is the minister and her government prepared to put additional resources to the RTO alongside these changes?

Hon. Cory Bellmore: While we do anticipate that potentially the RTO may temporarily become busier following these immediate changes, they do not anticipate that the changes will have significant implications for their timelines. Since the proposed changes provide a much simpler process than some of the existing provisions, for example, related to rent increases, these changes may actually lead to a reduction in the number of disputes over time.

Kate White: The real challenge with putting in no-fault evictions is that the disputes are gone. They don't exist anymore. If a tenant says that they want their washing machine fixed and the landlord says no and then the landlord says to consider this your six-month eviction notice, the complaint is gone. No-fault evictions remove any protection a tenant has.

Does the minister understand that removing — by putting in no-fault evictions — this is essentially a six-month notification — that a tenant cannot raise a concern, including one of safety, of repair, of any of those things? Does the minister see how no-fault evictions removes any protection from tenants?

Hon. Cory Bellmore: What I can see in the scenario that was presented is that a landlord would actually lose revenue over time. If you evicted somebody for a minor repair that you're not willing to work on, then you are likely going to lose revenue over time or income over time based on your whatever your situation looks like with your unit, and it will cause more issues. I don't believe that landlords are interested in having that as a situation for them. I believe that they are wanting to work with their tenants. I've talked to many landlords who really like their tenants. They'd like them to stay for a long period of time and would like to be able to provide them with a nice unit to live in.

Kate White: There is, I think, a disconnect between what the minister hopes will happen and what the possible consequences are — I think unfortunately. I'll note that I just went to check out the Yukon rent survey numbers from 2018 because I was really curious about the market as the minister described and for folks to know that in April 2018 on the Yukon rent survey, there were 2,194 units, which shows an increase still to 2026. I'm so interested to know about all these units and all these numbers and all this housing that we've lost.

I'm moving into another letter that the minister got that I was cc'd in. I don't know that those folks are going to be super jazzed with the response, but we'll try a different one. It says, "Dear

[Minister], I'm writing to you to express my dismay at the proposed removal of rent cap provisions and the introduction of no cause evictions in Yukon's legislation. I have read a few reports on the proposal, and I have great qualms with the rationale and grave misgivings about what the actual impact, especially in the short term, will be for a large number of Yukoners.

"Cost of living in this territory is incredibly high, and cost of housing is to the point of ludicrous. While I have a good paying job and no kids, my partner and I are continually trying to problem solve our housing situation and aspire to be housing secure and not paying high rent just to be in the place we want to live. However, I'm thinking so much of what others are facing and folks and friends in my circle, particularly the most vulnerable, but especially those most critical to our societal function like service industry workers and front line staff. There is a dire need for housing in this territory. At this point, the dream of owning any home, let alone a home you want, is beyond imaginable for so many folks. The idea of being in debt for a quarter century to pay off a half a million dollars for a mobile home built in the 1970s should not ever be normal or acceptable. But that's the current situation.

"The Yukon Party plan to take away a rent cap seems to hinge on the hope that investors, developers and property owners from elsewhere who either left or haven't come or else who stopped offering rental properties here would suddenly be attracted to glean off the desperation of Yukon citizens because higher rent is available and over time the resulting increase in housing options and available rentals would be adjusted naturally through the markets and rental costs will eventually drop.

"As for bringing back in the availability of no-cause-evictions to landlords, I have yet to stumble upon any rationale that supports how this clause will benefit Yukoners, especially those Yukoners most vulnerable and most in need (they are, and should forever be, the priority of our collective governance in case you need to be reminded — it's your job).

"I already have two good friends who have moved elsewhere largely because housing was too insane to contemplate living a good life here. And these folks had jobs lined up to return to after completing extra schooling. As for folks who are living paycheck to paycheck, or SA payment to SA payment, things are critical for them as we enter a new winter and the known increase of housing costs through the cold months.

"I would very much appreciate a couple things from you regarding this topic: Please provide the numbers, stats or studies that give evidence as to the number of property owners and landlords who left the territory or stopped renting because the rent cap was prohibitive for their livelihoods and who would presumably be attracted to returning or re-renting. No legislative change like this should be instigated without concrete numbers to back it up…"

So, I'm looking for the numbers, the stats, or the studies that give evidence as to the number of property owners and landlords who left the territory or stopped renting because the rent cap was prohibitive for their livelihoods and who would presumably be attracted to returning or re-renting. So, that's a question.

Hon. Cory Bellmore: There are no stats on the number of people who have left the Yukon or have pulled out of the rental market. These are conversations that we have had with various different people, and I have already committed to providing what information I specifically have to the member.

Kate White: There is no evidence. There's no evidence. Is that what I'm understanding? There's no evidence about the number of people who left the residential leasing portion. This minister, this government, has no evidence to these changes.

Hon. Cory Bellmore: There is no specific number on a specific rent survey that tells that number. We have looked at the market. We understand what is happening in the market. The supply has been reduced and the demand continues to increase. Population continues to increase. People are telling us they're taking their units off the market. We committed to removing the rent cap, and that's what we're doing here.

Kate White: How many units has the minister been told individually that have been taken off the market? So, she's had conversations with landlords who said they took off their units. How many units altogether does the minister know have been taken off the market?

Hon. Cory Bellmore: I don't have that specific number. I have let the member know that I would provide what information I had.

Kate White: Can I get a commitment from the minister for a legislative return to that specific number of units she's been told have been taken off the rental market?

Hon. Cory Bellmore: Yes, once I find that information, I will put it in a return.

Kate White: The next question from this letter to the minister it says, "Please provide some form of guarantee that within 'X' amount of time there will be rental cost decreases and more housing made available. If this cannot be guaranteed, I strongly urge your government to reconsider this legislative move." The minister has said that they're making these decisions because it's going to increase housing affordability and increase the number of units.

So, what is that timeline? So, how will the minister know these changes are successful? What is the timeline to make sure that rental costs have come down and that more housing is available? Is it three months, six months? Is it a year, two years? What's the timeline that the minister will look at that and say: This is successful?

Hon. Cory Bellmore: The unfortunate part of the changes that were made before was that there was no change to monitoring what was going on. So, this information is not available that the member is asking for, but we have committed to including additional monitoring on what is happening so we can understand what is happening in the market and working with Yukon statistics to expand the information that they collect. Currently, their rent surveys come out in April and October, and we will continue to monitor the situation and would like to see changes over time.

Kate White: "Please explain how no-cause evictions helps renters and especially the most vulnerable renters in our territory."

Hon. Cory Bellmore: In the long term, with the shift in the market toward less demand and more supply, we will like

to see rent amounts decrease, because as demand decreases and supply increases, this will happen in the market, and that's why we've done this, and that's why we've removed ourselves, and that's why people will be in a better position in the future.

Kate White: I just keep on holding on to hope and a prayer that soon you will call for a break, as it's 4:00 p.m.

This person goes on to say in their letter: deregulation of private interest in the hopes of magical market adjustments down the road provides the opposite of good governance. Housing is not and should never be an investment; is a right and a responsibility with real lives at stake. So, this person is also looking forward to a response.

Has the minister yet responded to this letter?

Hon. Cory Bellmore: I have responded to some correspondence that's come in. I'm still waiting for some information to respond to others. I'm not aware which one this is specifically.

Chair: Would members like to take a brief recess?

All Hon. Members: Agreed.

Chair: Committee of the Whole will recess for 15 minutes.

Recess

Chair: Committee of the Whole will now come to order.

The matter before the Committee is continuing general debate on Bill No. 8, entitled *Act to amend the Residential Tenancies Act (2026)*.

Kate White: So, just to recap where we are, the government doesn't have facts or figures about the change. They don't have timelines about when they expect that rent costs will decrease and more housing will be made available. So, that's kind of where we are right now.

I'm going to go into another letter that the minister and I both received. This one is very specific, because it's about mobile home parks. I'm going to read this: "I read your announcement that the Government will be doing away with rent controls with new legislation. The rationale being that the rent controls have suppressed new investments in rental housing. This may be true but the legislation also affects another class of rentals, that being citizens owning mobile/modular homes in privately owned mobile/modular home parks. These parks do not provide rental housing. They provide a small piece of land for the mobile/modular homes to occupy and pay a monthly 'pad rent' to the Landlords for the use of the land. These tenants are required to enter into a Lease Agreement for use of the land similar to a rental housing Lease Agreement."

It goes on to say, "I do not believe that there are any investors looking to build new mobile modular home parks for many reasons. Simply, there is a shortage of suitable land to build on, and the associated costs with developing a site using today's codes and standards would be cost-prohibitive. In fact, the last mobile modular home parks developed in Whitehorse were built by the Yukon Government, and the lots were sold to individuals, not a single investor."

If I remember correctly, that was around 30 years ago. That would be condo corp. 69. It was built by Yukon Housing Corporation. It's a condo corporation, so those folks have security of tenure because they own their land. It goes on to say, "I also read the Premier's statement saying that tenants facing rent increases will have to do with the existing federal territorial housing subsidy for low and middle-class households. Individuals who own an old mobile modular home in mobile home parks do not qualify for the subsidy. I know. I tried when the program came into effect in 2020. The reason given to me at the time was that I was a homeowner. I disagree with that assertion, and it didn't take into account that I am bound by a lease agreement, just like any other renter. Another thing I would like to point out is the existing mobile modular home parks in Whitehorse are very old and full of mostly old trailers and a large number occupied by senior citizens like myself. These older units are mostly heated with furnace oil, and I don't think I need to point out that the price of furnace oil is up to 50 percent from this time last year. And I'm sure you're aware that the price of electricity per kilowatt hour is up 90 percent since 2020. Senior citizens trying to live on their own, not being a burden to the government, are simply being forced further into poverty.

"This new legislation can be amended to carve out the few existing very old, poorly maintained mobile modular home parks in Whitehorse, and/or all the Yukon, and keep some rent controls on them. Once again, these mobile modular home parks do not provide rental housing. They only provide a small piece of land to rent."

Can the minister tell me how many mobile homes exist in the City of Whitehorse that lease lots, rent lots for mobile home parks?

Hon. Cory Bellmore: I'm not aware of the specific number of mobile homes in mobile home parks in Whitehorse nor the specific number of mobile home parks in total. We have agreed to do additional work in monitoring to see how these changes are going to affect the rental market, and I can consider maybe expanding that work to include more detailed information about mobile homes.

Kate White: Just seeking clarification: Did the minister say she does not know how many mobile home parks are in the City of Whitehorse?

Hon. Cory Bellmore: That's correct; I'm not aware of the exact number of mobile home parks.

Kate White: Is the minister's department aware of how many mobile homes there are in the City of Whitehorse?

Hon. Cory Bellmore: No, we don't track the number of mobile homes in Whitehorse.

Kate White: These changes that we see are really going to affect folks in mobile home parks, and I'm disappointed to know that the minister isn't aware. And I'll note that Whitehorse is the only place with mobile home parks with the rental of the pad that I'm aware of.

So, Northland Trailer Park, which is the biggest in Porter Creek South, has approximately 206 mobile homes. I am super familiar with a whole bunch of folks there, because some of them have been there since the inception of the park. So, that's 200 or so. I should say "used to", because prior to the riding boundary changes, my riding was Takhini Kopper King, and it included Northland, Takhini, Prospector, and the Kopper King trailer courts. I'm well aware of mobile home issues. I'll note

that there are up to 75 also in Porter Creek South at the Prospector Trailer Park. So, when you look at Kopper King, on the left-hand side of the city road is the Prospector Trailer Park, and in behind the Kopper King, the bar area itself is the Kopper King Trailer Park. And that's actually a really interesting example — that's also in Porter Creek South — of what can happen without rental protections because of the amount of folks who had to leave behind their trailers because they faced evictions prior to the evictions without cause. I'll note that there are 80 or so mobile homes in Copperbelt South. So, that is represented by the Minister responsible for Yukon Housing. Baranov, moving into Porter Creek North, has about 50. Benchmark has about 25. I'm really familiar with Benchmark, because the Benchmark Trailer Park was the first place I learned how bad no-cause evictions were based on the experience of a mobile home owner. I can read the quote after that. I'm talking here about more than 600 mobile homes.

Is the minister aware of any kind of consequences or how this may affect folks in mobile home parks?

Hon. Cory Bellmore: As I answered earlier today in Question Period, I am aware that mobile home tenancies are different from other tenancies in the *Residential Tenancies Act*, and there's a section in the act specific to mobile home sites, and that's why, because they are recognized as being different.

Kate White: I'm happy that the minister has just referenced part 4, Additional Provisions for Mobile Home Site Tenancies. Has the minister read clause 91 in the *Residential Tenancies Act* under part 4, the additional provisions for mobile home site tenancies? Is the minister familiar with clause number 91?

Hon. Cory Bellmore: I have read the section on mobile home tenancies in the *Residential Tenancies Act*. I don't recall exactly what section 91 is.

Kate White: So, clause 91 says, "Rent increase for mobile home site may be treated as notice to end the site tenancy." So, section 91: "Rent increase for mobile home site may be treated as notice to end the site tenancy. (1) If a site tenant receives a notice of rent increase in accordance with section 90, the site tenant may treat the notice as a notice to end the tenancy by advising the landlord in writing of this within 30 days of receipt of the notice. (2) If the site tenant treats the notice of rent increase as a notice to end the tenancy, the notice takes effect on the date that is…", and then it has a series of things.

The reason why I want to highlight this is mobile home owners own the asset and rent the land, and so if a mobile home park was to tell a tenant: Tthis is six months' notice — because you know the minister has said six months is adequate time to make that notification. So, if a mobile home owner was given six months' notice to a $500-a-month rent increase that they can't afford, can the minister walk me through what that equates?

What happens if a mobile home owner can't afford that level of increase? What does that mean?

Hon. Cory Bellmore: There are a lot of reasons why a landlord may need to increase their rent, and we believe that it's important that they be able to do so. The act does offer several additional protections for tenants of mobile home sites. These include additional requirements for landlords to provide certain services, restrictions on the landlord's ability to interfere with the tenant's decisions about their mobile home, and excluding these tenancies from most of the provisions related to eviction. A landlord can only evict a tenant on a mobile home site in a few specific circumstances. If there is a problem with the level for for-cause eviction, for example, health and safety or changing the use of a mobile home park, in which they require 18 months' notice and an equivalent of 24 months' rent compensation. Now, if a tenant has received a rent increase higher than they're able to pay, I would suggest that they contact their residential tenancies office to see what potential options there are or potentially to see if there are any subsidies available.

Kate White: I am going to ask that question back to the minister. So, what happens — a mobile home owner is given a rent increase that they can't afford. She's suggesting they go to the RTO, so I lob it back. What happens when a mobile home owner is given an increase they can't afford?

I'll also note that I am saying one mobile home owner, but what if it's 288 mobile home owners getting an increase they can't afford? The minister has indicated that they should go to the RTO and look for help. So, I lob it back. What happens when a mobile home owner receives an increase they can't afford and they go to the RTO? What will the RTO do to help them?

Hon. Cory Bellmore: It's very difficult to try to answer questions that are very hypothetical. This is a very hypothetical potential situation. Individuals, if they're having issues with their landlords, they have options to work through that with the RTO. If it's completely unaffordable, there's other options that they may seek to receive that. I feel like the question is so hypothetical that it's difficult to answer, and I do feel like that's what I think.

Kate White: I wish this was hypothetical. I wish this were hypothetical. I appreciate the correction from both the Premier and the minister of housing. I'll note, based on previous experience, the reality is this can happen. We've seen similar things happen before, and so the minister has said that they can go to the RTO. I read a letter from a mobile home owner who went to go apply for the Canada-Yukon housing benefit and was told they did not qualify because they owned a home. So, there's that, so that's removed. I'll note that the proposed change that the minister has of adding section 68.01 — it says: "68.01 Landlord's notice (1) A landlord may end a periodic tenancy, other than a tenancy in relation to a mobile home site, by giving the tenant notice to end the tenancy effective on a date that is…"

The reason why I'm highlighting this is when you go to the existing residential tenancy act and it says "Rent increase for mobile home site may be treated as notice to end the tenancy", there's no recourse. There is nothing — a mobile home owner can be given a hundred-dollar-a-month increase. I'll note that the average cost in parks at this point in time, if you pay in the first three days, is $600. Let's say we're going to put it up to $700, an extra $1,200 a year. There are seniors that some members in this House should definitely be aware of — because they represent them — that there is not $1,200 a year.

What the member said — they can go to the RTO to ask for help — and I'm asking: Wwhat help does the RTO offer? Because the ministers, in the very act of removing rent control — and within the existing legislation, it says "Rent increase for mobile home site may be treated as notice to end the site tenancy." So, if a mobile home owner cannot afford the rent increase, what happens? Where do they go?

Hon. Cory Bellmore: First, I'd like to just correct that the correspondence being read from the member — I have not received that. I have not read or seen the same information that she is providing. Just so that we're aware, what I have said is that I would agree to expand some monitoring work for mobile home parks through the work that we're doing to see how these changes are affecting individuals and the rental market, including mobile home parks. I cannot be aware and am not aware of specific clauses or things in tenant agreements or mobile home park tenant agreements — which may be different in every park — and I would suggest that people contact the residential tenancies office to see what options they have.

Kate White: The e-mail I just read into the record was sent to the minister and me on Friday at 9:28 in the morning. So, I just made sure that it's the correct address. So, it is. It's the minister's e-mail address, my e-mail address — it's the same thing. I have done that, and it says that it went — it does say that. As best as I can tell, that went to the minister on Friday. So, I'll just note that. The reason why I keep on asking these questions is that previously when the Premier was the Minister of Community Services and we had a lot of conversations about the rights of mobile home owners prior to his not seeking re-election in 2016, there was a survey that went out to mobile home owners asking about their experiences, and that came back and indicated there needed to be protections. So, is the minister prepared — like aware of any conversations that have happened with mobile home owners since 2016? If we want to go back 10 years — we can go more recently. We can go, say, 2024. So, is the minister aware of any kind of consultation with mobile home owners themselves?

Hon. Cory Bellmore: There was no engagement, as we have said, on the specific changes that we are talking about in the current amendment to the act. There was extensive engagement in 2024 previous to the other changes in the act. Those protections remain for mobile home parks. The no-cause eviction provisions do not apply to mobile home park tenancies. Proposed language in section 68.1 does not apply to mobile home sites. Amendments proposed in this bill related to rent increases do apply to all types of rental units. In the 2025 *Residential Tenancies Act* part 4, the only change is to increase the time requirement for a rent increase from three months to six months.

Kate White: I'm interested to have a conversation now about the summary of engagement from the *Residential Landlord and Tenant Act* review in February of 2024. I note that because it actually has more people who responded than to the firearms legislation that the members opposite have quoted as being good consultation. So, I'm hoping that the minister can pull up a copy of that survey with me so that we can go through it together. I'll just sit down and see if the minister has had a chance to do that.

Hon. Cory Bellmore: I'd just like to acknowledge that extensive engagement has been done — 2023, 2024. Many concerns about the rent cap and no-cause eviction were brought up at that time. We reviewed that work. Our plan to increase the supply of housing in the private rental market is obviously different from the member's. We've made these changes to increase supply, to see demand decrease over time, and to see costs decrease over time.

Kate White: It's not just that the minister's direction or policy direction differs from mine; it actually differs from a lot of the people who participated in the 2024 survey. So, I'm hoping that the minister has access to that, because I'd like to start with that.

The minister has said that there was no consultation formally, certainly. We've heard of conversations with landlords themselves but certainly no formal consultation with Yukoners. I'll note that more than 1,500 Yukoners shared their suggestions for improvements to the *Residential Landlord and Tenant Act* as part of the review in 2024. Has the minister had a chance to go through the summary of engagement from the 2024 engagement in Yukon on the *Residential Landlord and Tenant Act*?

Hon. Cory Bellmore: Since I've been here, there have been a lot of different things I've read and reviewed, but specifically for this, I asked the department when we were planning these changes to review the information and they did, and these are the changes that we have put forward.

Kate White: Did the member just suggest that the department was behind the changes that we're seeing here today? The removing of the rent control and putting in no-cause evictions was driven by the department?

Hon. Cory Bellmore: I'm sorry, Madam Chair; that was not what I suggested. The direction was given and they provided the information back.

Kate White: When the minister says that the department provided her information back, can she share some of that information that was provided that brought us here to these changes to the *Residential Tenancies Act*?

Hon. Cory Bellmore: Of course, I appreciate all the work that's been done by the Department of Community Services and the Department of Justice on the proposed amendments that we've brought forward here. The decisions were considered and made by me and my Cabinet colleagues. We believe these amendments, in combination with the full scope of the other efforts we've talked about on the housing spectrum, the housing continuum, to support a stable housing market are what is required.

Kate White: Now we know that it wasn't based on facts or figures, and I think folks will appreciate that.

I do want to go back to that survey that was done with 1,500 Yukoners. C1A says: "Rent that increases at the same rate as inflation is fair to both landlords and tenants" — I just want to make sure that the minister and I are on the same page — I'm on page 10 of the 2024 survey of the *Residential Landlord and Tenant Act*.

Hon. Cory Bellmore: I don't have the same document that the members looking at.

Kate White: It's super easy to find: Yukon.ca/engagements — it's available online. It's very handy, because it was from a couple years ago. So, I've given the minister an indication. So, I'm at on page 10 at C1A. It says that rent that increases at the same rate as inflation is fair to both landlords and tenants. I think what I'll note is that in the landlord respondents — so people had to highlight who they were, a landlord or a tenant. Under the "agree to that statement", it's 32.66 percent of landlords, and I'll note that's higher than "strongly disagree". So, 32.66 percent of landlords agreed and 13.87 percent of them strongly agreed. So, did the minister have a chance to speak to any of these landlords before she made the decision to move these changes in the *Residential Tenancies Act*?

Hon. Cory Bellmore: What I'll go back to is just to say that this work has been reviewed. The work was reviewed when this, when the proposals, the proposed changes that we have in front of us were being put together. We do think that the removal of the rent cap and the no-cause evictions will increase supply over time. We have both noted that we likely don't agree on this policy, this type of work. But this is how we've chosen to move forward.

Kate White: I think saying that we don't agree is very generous, very generous. The minister just said that the work was reviewed. So, who reviewed the work? What work are we talking about? The drafting of the changes or the evidence that we haven't seen to make these changes? Who reviewed the work when the minister said the work was reviewed?

Hon. Cory Bellmore: Obviously, when we talk about and decide to provide direction to make changes, there are things that we read and see that this 2024 survey as the member has in front of her, which I do not, is available information for all people to read. The work to — obviously, there is work that goes into drafting changes. Those are the drafts that I reviewed as we moved forward. We believe that the changes that we've put forward are what are needed in this market.

Kate White: The minister just said, you know, that there was some reading and some seeing. Can the minister tell us what documents she read that helped her decide that removing rent control and putting in no-fault evictions made sense? Can she direct us toward policy pages or other jurisdictions? Can she please tell me where to look to see and read the same information that she has to make these decisions?

Hon. Cory Bellmore: I'd just like to say that we've heard from Yukoners that the amendments made to the *Residential Tenancies Act* in 2025 have restricted the rental markets. We ran on a commitment to remove rent caps and to balance the rental market. The bill we are discussing today achieves these commitments.

I read all kinds of things all the time. I don't record where I read them from. I just have interest in certain subjects, and I've read many different things on the policy of rent caps.

Kate White: I ask in terms of direction and decisions to make this. The minister said that there was reading and seeing and that helped form the decision. I'm asking because if I look toward information from the CMHC, there is definitely information about evictions. And the minister said that it was based on the Yukon Party platform. Can she tell me where in the Yukon Party platform it talked about putting in no-fault evictions?

Hon. Cory Bellmore: As mentioned many times here, we ran on changing and increasing the housing, creating safe and stable housing for Yukoners. Part of that work is to remove the rent cap, and part of that work is to reintroduce no-cause evictions.

Kate White: Can the minister tell me where in the Yukon Party platform it talks about no-cause evictions or no-fault evictions and how that was going to be something that got put back in?

Hon. Cory Bellmore: No, I cannot tell you exactly where in the Yukon Party platform that is. What I can say is that we ran on creating safe and stable housing for Yukoners. Part of that work is to reintroduce no-cause evictions and remove the rent cap.

Kate White: I'm looking at the 44-page Yukon Party platform, and I'll note that if I search "eviction", it doesn't exist. There is nothing there about eviction. I'll note that there is a commitment to consultation, which I appreciate. It says — and I'm quoting, "The current non-transparent processes, such as tabling massive legislation without prior consultation or not presenting critical details around regulations, undermines public trust and accountability."

I'm curious as to why the decision wasn't made to consult on this. Can the minister tell me? Because it doesn't say "eviction" in the platform and there has been no consultation that she has said to us so far. Can she let me know where I'm supposed to find that information in the party platform?

Hon. Cory Bellmore: As I said, I don't have a copy of the platform in front of me. I don't have the exact wording as the member is reading. But what I can say is that we did run on creating safe and stable housing for Yukoners. Part of that work is to reintroduce no-cause evictions and remove the rent cap.

Kate White: I'm trying to get a sense, because I've been told on multiple occasions that the government is making this because they ran on it. I've asked questions about where it was said, and I'll note that in the 44 pages, it talks about rent control twice — let me just read that. This is very fun, because it has red tape in there too. On page 6 of the document, it says — oh, my gosh, this is so great; I'm going to read a bit more. I'm quoting from the Yukon Party platform, which says, "In Whitehorse alone, the population grew by 4,476 between 2018 and 2024, with an average annual growth rate of 2.46 per cent. The territory's capital city will add 5,194 new residents within five years which will require 2,258 new homes (452 per year) to merely keep pace. Although a daunting goal, it is achievable once helmed with bold action and commitment to real change.

"Red tape, excessive permitting requirements, and outdated zoning processes delay developers' ability to build homes for Yukoners. Paired with heavy-handed territorial Liberal-NDP policies such as rent control, landlords have been driven out of the market, greatly reducing rental supply."

Where in this commitment, where on this page does it say that this will be taken out of the *Residential Tenancy Act* and no-fault evictions be added? This is one of the two points it has talked about. So where in this did is the minister getting the confidence that Yukoners knew that this was coming?

Hon. Cory Bellmore: I'd like to thank the member opposite for listing all the work that we're currently working on to make a better Yukon that we said in our platform. For sure, we've listed creating safe and stable housing for Yukoners, and we are doing this work by removing the rent cap and reintroducing no-cause evictions.

Kate White: I think the minister and I will definitely have a different opinion of that. Maybe that should be a goal. The minister said that the goal is to make sure that there is more housing. So out of that 432 units, how many does the minister expect to be rental housing built every year? If these changes are going to be tied to an achievable goal, how many of the needed houses will be rental housing to help the minister feel that these changes have achieved their goal?

Hon. Cory Bellmore: What we'd like to see in the Yukon is safe and stable housing. I've said that several times now, and I think that there is not a specific number attached to that. The population will increase and decrease. The number of units will increase and decrease. What we need to see is Yukoners being housed in safe and stable housing, whichever area of the housing continuum that they're in. Part of the housing continuum work is the private rental market housing, in which we are doing this work as proposed in front of us.

Kate White: Interestingly, when I note — in reading from that platform, it also talked about measurable goals. So, again, I'm curious. With these changes, the minister says that this is going to increase investment in rental housing, more landlords are going to come to the market, and this is going to really stimulate the market. Out of the 452 units the platform says they need per year, how many of those are anticipated to be rental units? The Yukon Party's platform says that there is going to need to be 452 houses built per year, homes, units per year. What is the number that the minister anticipates will be rental housing?

Hon. Cory Bellmore: As I've said, I don't have a specific number. What we would like is to see the demand decrease and supply increase in the private rental housing market. We believe that the changes put forward in this amendment to this act will do this work for us.

Kate White: I feel like I'm just in Groundhog Day.

How will changes to this act do everything that the minister just said? How is this going to bring investment? How is this going to bring all sorts of rental units to the market? How does this work? These changes are to start December 1, 2026, so how does the minister see this happening? She says this will be success. I say: How are we going to measure success? I ask for numbers. I want to know how we're going to measure success and how these changes will do everything the minister just listed.

Hon. Cory Bellmore: Success looks like a safe and stable housing market. We've talked about the need to work in all areas of the housing continuum. We've talked about the need to ensure that safe and stable housing is happening across the Yukon. You would see demand decrease. You would see supply increase. You would see less problems with people finding places to live, and eventually, you would see rents decrease depending on where we are in that time. So, that is what I expect to see to prove that the rent controls that were in place, which we were told were causing people to leave the market, and the no-cause evictions that were removed, that we were told were causing supply to leave the market, to come back into the market and help us with this piece of the housing continuum.

Kate White: The challenge that I have when the minister says "we were told" and they were told that supply had left the market because of the rent cap is that the 2024 engagement came in just about two years after rent controls did. I already read the numbers from landlords who said more yes in favour of rent control than not. And then the minister said that it's going to be about a safe and stable housing market. When people are facing no-fault evictions, how does that ring true to a safe and stable market?

A person is evicted without reason, without recourse. They can't change their behaviour. They can't address anything. They're just told that they have six months and then they need to move. How does that reconcile with the minister's statement about these changes being about a safe and stable market?

Hon. Cory Bellmore: On the two pieces, we have increased the timeline in the proposed changes from three months to six months to add time and the ability to deal with issues if they're seen coming here.

As I talked about I believe earlier today, rental controls only assist the people who are currently housed in their current suitable home. They don't help new people coming into the market. The supply decreases. New people coming into the market are having a harder time. Rents continue to increase. Rent control is only helping that very specific group of people. And anybody who comes later and the longer and longer it goes, the worse it becomes. Removal and those changes were required in this piece of the housing continuum to make these changes and create a more stable market.

Kate White: In the Yukon rent survey from April 2026 where it says that there are 2,374 rental units from this survey in Whitehorse, is it fair to say that those 2,374 households are protected by rent control? Do they benefit currently from rent control? Those 2,374 households that can anticipate the increase, do they benefit from rent control?

Hon. Cory Bellmore: I'm not aware of the specific tenant pieces or leases or whatever around the 2,224 folks. I don't know whether they benefit or do not benefit from rent control.

Kate White: In the Yukon rent survey that the minister used from April 2026, it says that there are 2,374 number of units in the survey — that's rental units. Currently, folks in those rental units benefit from rent control. They can anticipate what their rent is based on the CPI based on the projections of the year before in the current year, right? Landlords know that it can't be less than two percent or more than five percent.

Tenants know that it can't be less than two percent or more than five percent. One would assume that the 2,374 households have benefited from rent control. What happens to those rental units if, let's say, even 125 of them are given a six-month notice to vacate?

The minister said that a six-month notice for a no-fault eviction — I believe she said there was an opportunity — and I'm paraphrasing — to address issues they're seeing possibly was the intention of it. But again, a no-fault eviction doesn't mean you're being told the reason why you have to vacate. You just have to vacate. There is a provision — there are 14 days for a tenant to appeal it. But what can they appeal? A no-fault eviction means you're evicted and that's six months' notice. So, how does the minister reconcile those 2,374 households who know that if there is a problem currently, they can't be evicted without cause — they can be evicted for lots of reasons but not with no reason at all — versus the change come December 1, 2026 where no-fault evictions will exist? How does the minister reconcile those two things?

Hon. Cory Bellmore: I think it's pretty difficult to answer such a hypothetical question where potentially 2,400 and so many tenants will be evicted.

Debra-Leigh Reti: I'm going to ask a few questions in regard to Bill No. 8, and some of them may be repetitive, but for the fact that I was listening in and not hearing a lot of concrete answers, I am going to ask some of them over again and also for our constituents who are listening and have asked us to ask these questions.

So, my first one is: Did the government consult the conflicts commissioner about whether members of the government that are landlords should be part of discussions on this bill?

Hon. Cory Bellmore: If there are MLAs who are discussing this bill that should speak with the conflicts commissioner, they have that opportunity to do so to receive direction.

Debra-Leigh Reti: I know it has been spoken to already, but I want to ask again just to be on the record: What was the government's rationale for including the no-cause evictions in these amendments? I understand the argument that the removal of rent caps was campaigned on, but the no-cause evictions, which was just spoken about earlier, were never mentioned. I'm just really trying to understand why this was included.

Hon. Cory Bellmore: Allowing for no-cause evictions gives landlords more flexibility to stop being landlords if their life circumstances change or if they find themselves no longer wanting to rent their unit. For example, a landlord could decide to leave the territory or want to sell their unit due to changes in their life or their financial situation. The current legislation makes it difficult for landlords to evict their tenants other than for very specific reasons.

By changing the no-cause eviction rules, we're allowing more flexibility for landlords to exit the rental market, which also provides assurance to those considering entering the market. I have definitely heard from landlords who feel like the loss of control of their own investment and their own asset due to the inability to make changes should their life require changes was a showstopper and they removed their units from the market.

Debra-Leigh Reti: I just find that interesting about the rationale. I tried to do quite a bit of homework on this, and I met with quite a few landlords myself just to really get a grasp and an idea of what this is and how that works, the no-cause evictions and so forth. I found out that a lot of landlords had already left within the current act and there was no need for the no-cause evictions to be brought back because they had already left.

I guess that's where I'm a little confused as to why that was brought back for that type of rationale. In regard to finding a balance between landlords and tenant protection, could the minister explain: What was it about the existing system that was not working?

Hon. Cory Bellmore: The existing system was not working because supply was being reduced in the market and demand continued to increase and rents continued to go up. So, that is what is not working in the market.

Debra-Leigh Reti: I'm trying to remember the dates here that the rent caps were applied. Was that 2021? Does the minister know if the pool of landlords is still at the same number compared to what it was in 2021 when that decision was made and now a decision to remove rent caps and enact the no-cause evictions is still the same pool and amount of landlords with these high concerns? Is it still the same in 2026?

Hon. Cory Bellmore: If I have the member's question correctly, it is: Is the number of landlords now the same as the number of landlords in 2021? I don't have a specific number of landlords, although the work that we have committed to do as part of these changes is to work more closely with the Yukon Bureau of Statistics to monitor what's going on and ensure the information we're collecting does provide us with what is happening and making sure that the changes we're making are positive.

Debra-Leigh Reti: The reason I was asking that is trying to see if it validated this decision in 2026 when, through my research and reading here in the Yukon, there are quite a few landlords that have exited this business of being a landlord. How has that affected the economy and the need to balance this whole situation out? — that was wording from our motions that were spoken about. So, that's why — is there a true validation based on 2026 back to 2021 now? So, that's where my question was going. I know that it doesn't seem there was any consultation. Did the government consider other options aside from completely removing the rent cap? For example, increasing the cap rate to 10 percent or creating new exemptions? How much was actually considered before just saying that we've got to stick with our platform mandate?

Hon. Cory Bellmore: I appreciate the question — thank you for that. The need to remove the rent cap and the no-cause evictions haven't been enshrined in legislation for a long time. They have been introduced over time in the last few years. So, we're not going way back to some archaic system that we're not aware of. I'm just trying to remember the question from the member. Considering other options was not part of the work that we had done.

We see this as fairly black and white. Removal of the rent cap and reintroduction of no-cause evictions — we need the

supply to increase, as the member had indicated. Research shows and discussions have shown that landlords have left the market and supply has decreased. This is work that we would like to move forward with so that we can reintroduce that supply.

Debra-Leigh Reti: I think when we started right from last fall, we talked about consultation and how important it is in just making decisions within First Nation traditional territory and with First Nations, and we're all a part of this. And so, when we ask about consultation, it's so important that is done before we make decisions that are going to impact so many of our people and our neighbours.

So, will the government be doing any additional monitoring and reporting to track the impact of these changes both on the rates of eviction and on increases to the rental market supply?

Hon. Cory Bellmore: I have said here that we are going to be working with the Yukon Bureau of Statistics on monitoring the changes to the act so that we can track how well it's doing and provide better information than we currently have.

Debra-Leigh Reti: So, in regard to that — working with the Bureau of Statistics and tracking — how will the public, how will Yukoners be able to receive this information? What's the schedule that you have planned in order for Yukoners to keep an eye on this as well?

Hon. Cory Bellmore: Currently, the Yukon Bureau of Statistics releases their rent survey every April and October. If that changes or if there is more or something different, I will certainly let the member know.

Debra-Leigh Reti: Based on the Bureau of Statistics, the government will be able to track the impact of these changes. Are there any other indicators that the government's going to look for to know that these changes of removing the rent cap and implementing the no-cause evictions is making a positive impact on Yukoners?

Hon. Cory Bellmore: The long-term goal of removal of this rent control policy will see a decrease in demand and an increase in supply and we will hear less from people about the difficulty of finding a place to live and we will see a more stable housing market.

Kate White: Just before we get started, I just want to clarify that I did not say that the entire 2,374 tenants as recognized by the Yukon Rent Survey from April 2026 would be facing eviction. I'm just asking what happens when many of them do. The minister recently just said that no-cause eviction or no-fault eviction was to recognize life circumstances and changing.

Is the minister familiar with the provisions already in the legislation about the ability to end a tenancy? In part 3, I believe division 1, "Ending a Tenancy", is the minister familiar with all the reasons why a tenancy agreement can be ended or an eviction can happen?

Hon. Cory Bellmore: Yes, I am aware of the various different reasons why a tenancy may end in the act currently.

Kate White: The minister, in responding to my colleague from Vuntut Gwitchin, said that no-fault evictions were being added to give landlords more ability, for example, with life circumstances that change. And I'll note that in part 3 of the current *Residential Tenancies Act*, there is a whole series of reasons why a tenant can be evicted for those very reasons. The landlord can give notice for the landlord's use of the property, for the selling of the building for the new purchaser, all of those things. So, can the minister help me understand again the justification for bringing back no-cause evictions or no-fault evictions in the *Residential Tenancies Act*?

Hon. Cory Bellmore: We have heard from landlords that their ability to have a say over their own investment and their own property has been restricted by the rules of the current act and they have removed their rentals from the market because of that — we can't possibly know. Of course, the rules try to find the most common reasons why a tenancy may need to end for either a landlord or a tenant, but you can't possibly know what everybody's circumstances are going to be at any given time.

Kate White: The minister did it again where she said: "We have heard from landlords…" That is like fact: "We have heard from landlords…" So, again, I want to know: How many landlords? I'm interested to know how many units were taken off from the landlords that the minister heard from. I'm asking for justification. She says: "We've heard from landlords…" So, I'm asking: How many landlords and how many units?

So, if that's part of how we're here today, I'd like to better understand. How many landlords has the minister heard from that they needed no-fault eviction and that they left the market because it was removed, and how many units did Yukon lose because of the changes in 2025 that brought in no-cause eviction?

Hon. Cory Bellmore: I think that I have already answered and said that I would try to find the information that I had and provide that information to the member already.

Kate White: I'm going to jump back toward the 2024 *Residential Tenancies Act* survey and reference a letter that I co-wrote with the previous MLA for Porter Creek North, who was also a Yukon Party representative, to the then-Minister of Community Services that says, in the letter that we wrote to the minister, that unlimited yearly pad rent increases and evictions without cause need to be addressed by the Government of Yukon. Under current legislation, these homeowners are not afforded adequate protections in both situations.

I'll note that there hasn't been a change to the eviction without cause, but I've already noted my concerns with that. So, can the minister tell me if she had a conversation with the previous MLA for Porter Creek North about the letter that was co-written in 2017 to the then-Liberal government about removing unlimited yearly pad rent increases from mobile home owners?

Hon. Cory Bellmore: I can say that I have not had a conversation with the previous Member for Porter Creek North regarding the letter she referred to.

Kate White: Well, that's unfortunate, because that could be one person that I could be like: Oh, this is a person that was talked to. In 2024, in the engagement on the *Residential Tenancies Act*, there is an entire section on mobile homes. It

starts on page 12, and it says that "Of the 1420 respondents who completed the survey, 589 opted to answer six questions about mobile home site tenancies." Has the minister read the mobile-home specific section of the 2024 survey on the *Residential Landlord and Tenant Act*?

Hon. Cory Bellmore: I did say that I reviewed the information previously. I don't recall individual sections and different information in that document.

Kate White: I'll note that it seems pretty relevant to today's conversation when we're talking about removing rent control in terms of the conversation, especially when I ask about mobile home owners and their protections. I'll note that there is a section in the 2024 engagement that speaks specifically about mobile homes. And I'll note that on page 14, it says: "Over 50% of all respondents agreed or strongly agreed that rent control for mobile home sites should be tied to CPI. Less than one third of respondents agreed that rent control for mobile home sites should be connected to market prices." So, has the minister asked her department for any breakdown of what that means for numbers of folks within mobile home parks versus landlords of mobile home parks?

Hon. Cory Bellmore: I just wanted to go back to having a conversation about the differences and how mobile home sites in the *Residential Tenancies Act* are separated from the rest. They have a special section recognizing that they're different than other tenant situations and that there are specific protections for them.

Kate White: Maybe the minister can walk me through then the changes or the differences. I've noted already that although they will not be captured by section 68.01, which is evictions without cause, it does say in the *Residential Tenancies Act* that if a tenant receives a rent increase, they can view that as a reason to end tenancy.

Can the minister walk me through again all the protections that currently exist for mobile home owners and which ones will stay after these changes?

Hon. Cory Bellmore: Madam Chair, seeing the time, I move that you report progress.

Chair: The Minister of Community Services has moved that the Chair report progress.

Motion agreed to

Hon. Scott Kent: Madam Chair, I move that the Speaker do now resume the Chair.

Chair: It has been moved by the Government House Leader that the Speaker do now resume the Chair.

Motion agreed to

Speaker resumes the Chair

Speaker: I will now call the House to order.

May the House have a report from the Chair of Committee of the Whole?

Chair's report

Patti McLeod: Committee of the Whole has considered Bill No. 8, entitled *Act to amend the Residential Tenancies Act (2026)*, and directed me to report progress.

Speaker: You have heard the report from the Chair of Committee of the Whole.

Are you agreed?

Some Hon. Members: Agreed.

Speaker: I declare the report carried.

Hon. Scott Kent: Madam Speaker, I move that the House do now adjourn.

Speaker: It has been moved by the Government House Leader that the House do now adjourn.

Motion agreed to

Speaker: This House now stands adjourned until 1:00 p.m. tomorrow.

The House adjourned at 5:25 p.m.

The following legislative return was tabled today:

LR 36-1-43
Response to oral question from Brent McDonald re community safety (Lang)

The following filed document was tabled today:

FD 36-1-34
Letter re Responsible, evidence-based discussion of children's mental health services in Yukon from Dr. Sara Citron, Paediatrician; Dr. Sophie Flor-Henry, Child and Youth Psychiatrist; Dr. Gilbert Lam, Paediatrician; Dr. Katharine Smart, Paediatrician; and Dr. Daniel Wang, Paediatrician, to leaders of Yukon's political parties (October 16, 2026) (Dixon)

Written notice was given of the following motions today:

Motion No. 183
Re Coal-fired energy projects (Gustafson)

Motion No. 184
Re Subsidy for home heating with oil (White)