

Yukon Legislative Assembly

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HANSARD

Monday, October 26, 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

GOVERNMENT PRIVATE MEMBERS

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

LEGISLATIVE STAFF

Allison Lloyd	Clerk of the Legislative Assembly	**Logan Ockenden**	Acting Deputy Clerk and Clerk of Committees
Bhreagh Dabbs	Law Clerk and Parliamentary Counsel	**Joseph Mewett**	Deputy Sergeant-at-Arms
Karina Watson	Sergeant-at-Arms	**Deana Lemke**	Hansard Administrator

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Monday, October 26, 2026

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

Speaker: Tributes.

MEMBERS' STATEMENTS

Statement — Operation Nanook-Tatigiit

Hon. Cory Bellmore: Today, I would like to give a member's statement on Operation Nanook-Tatigiit. From October 19 to 23, the Yukon hosted Operation Nanook-Tatigiit. Organized by the Canadian Armed Forces every three years, Operation Nanook brings together territorial, municipal, and First Nation governments, and many partner agencies for a joint exercise. The goal is to practise decision-making and crisis response in our northern environment and to learn lessons for the future. The 2026 scenario focused on public safety concerns, threats to critical infrastructure, and the effects of misinformation on northern communities. These exercises are critical, as they strengthen coordination, clarify roles and responsibilities, and improve preparedness for complex emergencies in the North.

Statement — Remembrance Day poppy symbolism

Kate White: Today, I rise in celebration and recognition of the first poppy ceremony that happened on Friday at the Commissioner's residence in Whitehorse.

In the days leading up to Remembrance Day, we recognize the real important symbolism of the poppy. I want to remind folks that it is not a symbol that supports decisions that are political and made by politicians as to whether or not to participate or not participate in conflict, but they are a symbol of remembrance for those people who took that ultimate step and sometimes paid the ultimate sacrifice.

Poppies right now are available throughout town. You'll see people at tables, and I remind everyone that poppies are not for sale. If you do not have cash in your pocket, you do not need to worry about that exchange, but donations are gratefully accepted. I think about the work at the Whitehorse Legion that has happened for a very long time and how it continues.

Thank you, everyone, and please wear your poppy.

Statement — Yukoner Appreciation Week and Small Business Week

Debra-Leigh Reti: Last week was Yukoner Appreciation Week and Small Business Week, two very popular annual traditions celebrating our local businesses and the Yukoners who support them. Unfortunately, I was sick last week, so I missed many of the events, but I still wanted to speak on this, as it means a lot to me. Year-round, I love to see local support for our businesses that help to create a vibrant and creative business community. There are so many wonderful places throughout Whitehorse and the communities for Yukoners and tourists to enjoy.

I just want to give acknowledgement today to a very special Old Crow business, Josie's Old Crow Adventures, owned and operated by Paul and Bree Josie. They provide dog sled rides, Saturday kiddie rides on the lake, boat rides to historic sites along the Porcupine River. Every outing ends with banter around the fire and good old Gwich'in stories passed down to Paul from his grandma and other elders.

I also want to thank the chambers of commerce across the territory, which work hard to support our local businesses year-round and always make for an exciting and eventful Yukoner Appreciation Week.

Statement — Remembrance Day poppy campaign

Doris Anderson: On October 23, the Whitehorse Legion marked the 2026 national poppy campaign by presenting the first poppy to the Hon. Adeline Webber, Commissioner of the Yukon. As part of the ceremony, the legion raised the poppy flag at Taylor House, where it will remain until Remembrance Day.

From October 24 to November 11, Yukoners will once again wear the poppy as a symbol of remembrance. We honour those who served, the families who supported them, and the sacrifices they made. We also want to recognize the sacrifices of Yukon First Nations and the thousands of Indigenous people who served Canada over generations and those who continue to serve today.

To the veterans with us today: Thank you; your service and sacrifice will not be forgotten.

Statement — Vuntut Gwitchin chief and council election

Lane Tredger: On behalf of the Yukon NDP, I wish to congratulate the new chief and council of the Vuntut Gwitchin First Nation. On September 15, Vuntut Gwitchin citizens cast their ballots and elected their new chief and council, and last week, they were sworn in at the Darius Elias Community Centre just ahead of their general assembly. Congratulations to Chief Lance Nagwan and councillors Ciara Kakfwi-Frost, Brandon Kyikavichik, Ryan Newman-Kay, and Lisa Van Fleet. On Sunday at the GA, Chief Nagwan announced that Lisa Van Fleet will serve as deputy chief.

Stepping forward to serve your community is a daunting task, but your community is confident that you are up to the task. The next year will be full of challenges and successes, and we thank you for rising to the occasion. The Yukon NDP caucus looks forward to working with you in the coming years.

Statement — British Columbia provincial election

Tyler Porter: I rise today to acknowledge the results of the British Columbia provincial election. I would like to congratulate Lorne Doerkson and the Conservative Party of British Columbia on their election victory.

British Columbia is an important partner and neighbour to the Yukon. Our people, communities, and economies are closely connected, and a strong relationship between our

governments benefits residents on both sides of the border. We look forward to working with Premier-designate Doerkson and his government to strengthen our partnership, advance shared priorities, and support economic opportunities for Yukoners and British Columbians.

I recognize outgoing Premier David Eby for his service to British Columbia.

Speaker: Are there any documents for tabling?

Are there any committee reports to be presented?

PETITIONS

Petition No. 3 — Utility billing

Carmen Gustafson: I have for tabling a petition with well over 1,000 signatures that reads as follows:

To the Yukon Legislative Assembly:

This petition of the undersigned shows:

THAT Yukon public utility customers have raised concerns about their electricity bills in the last year and are asking for greater transparency in billing by public utilities;

THAT ATCO Electric Yukon and Yukon Energy Corporation are the two regulated public utilities that deliver electricity directly to customers in the Yukon and are responsible for billing at rates approved by the Yukon Utilities Board;

THAT Yukoners are concerned about affordability of residential electricity rates (as approved by the Yukon Utilities Board) have increased;

THAT billing practices of public utilities in the Yukon should be investigated for perceived or actual inaccuracy;

THAT the Minister of Justice (the "Minister") has powers under section 18 of the *Public Utilities Act* to request the Yukon Utilities Board investigate and make reports;

THEREFORE, the undersigned ask the Yukon Legislative Assembly to urge the Minister to:

(1) request the Yukon Utilities Board

(a) investigate billing by public utilities from July 2025 to July 2026 for the purpose of ensuring customers have been accurately and fairly billed for electricity;

(b) include the following matters in the investigation: readability of utility bills; inconsistent billing periods; use of meter estimates versus actual consumption and the make up of differences between the two; accuracy and frequency of household electricity meter reading; consistency of rates charged with those set by the Yukon Utilities Board; and any other matter identified by the Yukon Utilities Board that may have or has caused billing inaccuracies;

(c) provide an opportunity for public participation in the investigation; and

(d) make a report of the findings of the investigation to the Minister; and

(2) table the report in the Legislative Assembly.

Speaker: Are there any bills to be introduced?

NOTICES OF MOTIONS

Patti McLeod: I rise to give notice of the following motion:

THAT the Members' Services Board review whether the first Monday in November should be the fixed election date in section 50.01 of the *Elections Act*.

Tyler Porter: I rise to give notice of the following motion:

THAT this House urges the Government of Yukon to work with the City of Whitehorse to advance the development of the Valleyview site for the construction of a new École Whitehorse Elementary School.

Brent McDonald: I rise to give notice of the following motion:

THAT the Members' Services Board examine options for recording and broadcasting video of the entirety of each Sitting day of the Legislative Assembly; and

THAT the board report to the Legislative Assembly on its findings and recommendations by April 19, 2027.

Speaker: Is there a statement by a minister?

This then brings us to Question Period.

ORAL QUESTION PERIOD

Question — *Residential Tenancies Act*

Kate White: Madam Speaker, last week, when I asked how many Yukon households stand to be affected by the Yukon Party's changes to the *Residential Tenancies Act*, the minister answered, "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." When questioned, she admitted that she had not directed her department to find out. The April 2026 rent survey can help. It notes 2,347 rental units in the Whitehorse rent summary. When I asked if there was any concern at all about not having adequate information, she said — and I quote: "I'm not concerned that I didn't have the information needed to make these big changes."

Will the minister explain why her government is ramming through legislation without knowing how many Yukon households these changes will affect?

Hon. Cory Bellmore: We've been very clear on our path for changes to the *Residential Tenancies Act*. We made that known during the election, and we're following through with it here in this Sitting.

We understand that supply has been limited due to the changes that were made recently to the act, and we're looking to rebalance that in the *Residential Tenancies Act* between landlords and tenants.

Kate White: The Yukon Party platform says — and I quote: "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." In Opposition, they accuse the former government of having — and I quote again: "… a record of ramming things through and not doing consultation properly …". As Opposition, the Yukon Party went on to call this "… a colossal failure …". Then, last Monday in debate about legislative changes that will affect no less than 2,347 Yukon households, the minister told Yukoners — and I quote: "There was no engagement, as we have said, on the specific changes that we are talking about in the current amendment to the act."

Why does the Yukon Party demand consultation from others and then refuse to do it themselves?

Hon. Cory Bellmore: While it is true that the changes that were made in the new *Residential Tenancies Act* — the one that was passed last year — were started several years prior to that with no consultation, and it is true that there was consultation done in 2024, the changes that are being proposed in the *Residential Tenancies Act* are very small compared to the ones that were done in 2021, at the time when there was no consultation as well.

Kate White: Small changes but massive consequences.

In 2024, nearly two years after rent control came into effect, more than 1,500 Yukoners took part in the review of the *Residential Landlord and Tenant Act* that led to the 2025 *Residential Tenancies Act* that the minister is currently amending. Over half of respondents said that rent control for tenants should be tied to CPI, and more of the landlords who responded agreed that inflation-tied rent increases are fair than those who opposed it.

When asked, the minister admitted that she was not familiar with that consultation and admitted that the Yukon Party had never considered any options other than scrapping rent control and bringing back no-fault evictions.

To those listening, it sounds like the Yukon Party is taking an ideological position on a major issue that will affect thousands of Yukon households. For clarity, are the changes being pushed through by the Yukon Party based on ideology or facts?

Hon. Cory Bellmore: The changes being made to the *Residential Tenancies Act* are to rebalance the market in private rentals. Market rentals are only one part of the housing continuum. There's work also being done on other parts of the housing continuum, as we've explained here already, but the changes being made and targeted are to bring supply back to the supply-demand equation in the private market rentals.

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

Lane Tredger: The Yukon Party is making changes to allow unlimited rent increases. One group of tenants that will be affected is mobile home owners who pay pad rent each month. Because mobile homes are often fairly permanent structures, if they can't afford a rent increase, they may have to leave the trailer they own behind.

In debate, the Minister of Community Services was asked what would happen to a mobile home owner who couldn't afford a rent increase. The minister said — quote: "… there are subsidies and supports available through the Yukon Housing." When pressed for details, she said to ask Yukon Housing. So, I'd like to do that. The Yukon Housing website only lists one rent subsidy program, the Canada-Yukon housing benefit, and mobile home owners don't qualify for it.

I would like to ask the minister for Yukon Housing for more information. Can they please tell Yukoners what subsidies or supports for rent are available to mobile home owners?

Hon. Cory Bellmore: I did answer quite a few questions about mobile home sites previously, and we did recognize that mobile home owners are different. They have some different circumstances than regular tenants, and that is recognized in the *Residential Tenancies Act* currently. There's a whole section separate for residential tenancies due to mobile home ownership, and there have been changes to separate them from different types of tenant situations.

Lane Tredger: When the Minister of Community Services says she can't answer a question because it has to be for Yukon Housing and then I ask Yukon Housing and she doesn't let them answer, I don't know how we're supposed to get this information. It sounds like what she gave us is wrong. It's pretty concerning that the Yukon Party is moving forward without having the facts right.

All tenants in rental housing will soon have to live with the possibility of unlimited rent increases. When the Minister of Community Services was asked what would happen to them, she said — quote: "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." She said to ask Yukon Housing for details. Again, the only rental subsidy program available through Yukon Housing is the Canada-Yukon housing benefit, which has strict limitations on eligibility. So, I'd like to ask the Minister responsible for Yukon Housing who that is an option for.

Does Yukon Housing have any rent subsidy programs that are available to people on social assistance, people on long-term disability, or people who don't have an income?

Hon. Cory Bellmore: I would like to continue to say that we recognize that mobile home owners are different tenants than other tenants in the *Residential Tenancies Act*, and then there is a section in the *Residential Tenancies Act* that applies specifically to them. There are a variety of issues in every individual circumstance, as we talked about previously, that require people to check in with various different agencies to see what options are available.

Mobile home owners have a tenancy; they're also an owner. They can check in with the residential tenancies office. They can check in with various different subsidies and places to see if they're available.

We do understand that mobile homes are separate and we have carved that out. We've also left in the current changes that mobile homes would not be affected by the no-cause evictions.

Lane Tredger: That's twice that this government has referred to non-existent programs to justify their rent increases, and that's twice that they have refused to answer follow-up questions about those programs. Unfortunately, this has been typical of the Yukon Party's lack of knowledge or preparation for these sweeping changes to the rental market.

The minister was asked how many tenants there are in the Yukon. She said she didn't know. She was asked what other places in Canada do regarding evictions and rent increases. She said she didn't have that information. She was asked what she had heard from Yukoners, how many people she had talked to, what stories they had shared. She didn't answer and said — quote: "I don't think it matters anymore — the numbers, back-and-forth of the detailed numbers, who said what to who, different conversations that we've had, different conversations that other members have had."

How can Yukoners have any confidence at all in this Yukon Party government when they can't or won't answer basic questions about their legislation?

Hon. Cory Bellmore: Madam Speaker, what we've said is that we are making these changes to bring balance back to the private market rentals. We know that supply has reduced. We have seen rents continue to increase over the last few years, and that separation will just continue to create a housing continuum in the section that needs additional support. The support it needs is from investment. We need investors to re-enter the market. We need people to be landlords and we want them to be comfortable in doing so. Currently, they're not. Currently, they are leaving the market or no longer renting their units, and that is causing damage to the rental market.

Question — Whitehorse Emergency Shelter services and downtown core concerns

Debra-Leigh Reti: Madam Speaker, anyone who has driven by the downtown shelter in recent days has noticed a build-up of tents, somewhat permanent structures, and a general increase in volume and activity outside the building. As the cold weather approaches, it appears folks are living on the sidewalk outside of the shelter.

What plans, if any, does this government have to address this increase in camping outside of the shelter?

Hon. Brad Cathers: This issue has been raised with me by a number of people, including colleagues. I have raised it as well with the Department of Health and Social Services and asked them to engage with other departments, including Justice, HPW, and Yukon Housing as well as with the RCMP and bylaw on dealing with it.

I understand some steps have been taken to get rid of tents that have come up there, but it is clear that more work is needed, and I have given the direction to the department to take the action that they can to crack down on this.

Debra-Leigh Reti: Recently, the government confirmed the building we are standing in will not be used as a warming shelter this winter. The minister of health also confirmed there are no additional shelter services being planned this coming winter.

As we approach the one-year mark of this government coming to office, it is clear that things outside of the shelter have gotten worse, not better. The situation isn't safe for people trying to access the shelter, and it isn't healthy for individuals who are outside of the shelter all day.

My concern as winter approaches is the situation for people living outside of the shelter becoming more precarious. What is the government's actionable plan to address this issue before winter arrives with minus 20-, minus 30-degree temperatures coming?

Hon. Brad Cathers: I would remind the member opposite that the use of a so-called "warming centre" in the Jim Smith Building was a very temporary thing that occurred under the previous government. It was also a duplication of services that were available at other locations. When we made it clear that we were not opening last winter, members opposite attempted to paint an image of catastrophic consequences. Yet despite having one of the coldest winters in recent years in the Yukon, there fortunately were not the consequences they attempted to convince Yukoners would occur.

There continue to be a number of warming centre services operated by a number of partners throughout Whitehorse. As well, as I've reminded members, there are a number of buildings, including this one, that are open to the Yukon public every day as long as people are not doing anything that is creating a disturbance. This very building has been open to the public five days a week since 1976.

Debra-Leigh Reti: It's pretty obvious that the government doesn't have a plan to address the activity on the sidewalk outside of the shelter. They have let it go on for the better part of a year and have taken no meaningful action. They have not decentralized services as promised on their platform. They have broken their promise to improve downtown safety. They have not expanded funding to address the substance use health emergency. They have not expanded access to addiction treatment options. They have not delivered new prevention initiatives where they are most needed. They have not established effective enforcement measures against the illicit drug trade going on right in front of us. Last week, the minister tried to blame the Government of Canada for this government's lack of action.

Does the government plan to address the makeshift shelters on the sidewalk or does it plan to leave them there for the winter where minus 20- and 30-degree temperatures will be coming soon?

Hon. Brad Cathers: I have to again correct the member and remind her that the only reason that we extended the contract with Connective, the current operator, until the end of March was at the request of Yukon First Nation leadership, including the chief from the member's own community. That request was made in a united manner by all of the First Nation leadership who attended the summit in July to talk about it as well as the 405 Alexander Advisory Committee. We listened, and for that reason, the contract was extended until the end of March to give us time to work together on developing the model for the expression of interest that will go out to select the new operator or operators for all of the services that are currently at the shelter, including housing, including food, and including shelter services.

As I've indicated to members previously, one of the options that we are considering is relocating shelter services from 405 Alexander Street to a different location or locations. As I indicated in my previous response, we've heard from people about the disturbance, including tents outside 405 Alexander Street, and I have given clear direction to the department to do what we can to crack down on that, including working with the RCMP and bylaw on dealing with that.

Question — Gender-inclusive diversity analysis on *Residential Tenancies Act*

Linda Moen: Evictions and rent increases are not felt evenly across demographics. Women and 2SLGBTQ+ people are vulnerable to no-cause evictions that determine people's ability to live and thrive in safe, stable housing. A 2025 report from the Canada Mortgage and Housing Corporation stated that women experience increased financial strain, and women of colour are more likely to be evicted, while all are less likely to appeal.

Last week, I asked the Minister of Community Services if a gender-inclusive diversity analysis — or GIDA — was applied to the *Residential Tenancies Act*. I did not get a clear answer, so I'll ask again today.

Was the gender-inclusive diversity analysis used in developing the *Residential Tenancies Act*?

Hon. Cory Bellmore: I do believe that I told the member that I would try to find that information and return it when I can.

But I just wanted to talk generally about the housing continuum. We do know that there is work needed and underway across the housing continuum. This is right from shelter services, transitional housing, supportive housing, low-income housing, market rental, home ownership, and land development. We know that this is a whole continuum and work is needed in all these areas to support Yukoners, and that work is currently underway.

Linda Moen: For women and gender-diverse people faced with an eviction or unmanageable rent increase, there are few options and supports. Many in desperate situations turn to emergency shelters and transition homes. However, the number of beds cannot keep up with demands; they couldn't even before the changes. In 2023, the Yukon Women's Transition Home reported they often double-bunk women who access their services and frequently get requests to extend their 30-day stay. Meanwhile, the shelter prioritizes those fleeing gender-based violence, and therefore, evicted women may not have access. If these changes go through, the few housing options and supports available for women and gender-diverse people will be even more strained.

What steps is this government taking to support and strengthen housing organizations as Yukon faces the removal of rent control and introduction of no-cause eviction?

Hon. Laura Lang: Madam Speaker, as the member opposite asked earlier about the GIDA application to the changes to the *Residential Tenancies Act*, I can confirm that any decision that is made by Cabinet has not only a GIDA analysis applied to it, but it has other variables that are also assessed. While I appreciate that the Minister of Community Services will receive a far more detailed explanation on that, I can confirm that GIDA is applied.

I'm also thankful to the federal government for continuing to finance the NAPGBV funding to all provinces and territories. That is going to allow us to do not only a continuation of some of the work we have underway but also be far more targeted in what it is that we want to see, particularly related to violence and gender-based violence outcomes in the Yukon and how we are going to work with community on that.

Again, I'm thankful for the federal government's ongoing funding for this, and I look forward to working with community members.

Linda Moen: Madam Speaker, 2SLGBTQ+ Yukoners deserve to live free from any form of discrimination. That is something all Yukoners fundamentally deserve. One's gender identity, expression, or sexual orientation should not play a role in the process of securing safe and stable housing.

The Yukon *Human Rights Act* states that it is discriminatory to treat transgender and gender-diverse people adversely in matters surrounding housing. However, no-cause evictions allow a landlord to evict a tenant without ever stating why. This leaves tenants with no protections and no opportunity to dispute an eviction.

Does the minister recognize that no-cause evictions could disproportionately affect transgender and gender-diverse Yukoners?

Hon. Laura Lang: Madam Speaker, I couldn't agree more. Everyone deserves to feel safe, to feel respected and included in their communities, and I appreciate the work that the Minister of Community Services has undertaken to ensure that there's far more choice available in the rental market.

As previously stated, rental units are but one part of our continuum. Ensuring that we have more available stock on the rental side of the continuum will enable many Yukoners, regardless of their sexual orientation, to be able to have an opportunity to leave situations that perhaps they're not feeling safe in or that they simply would like to change. I'm looking forward to seeing these measures, to see more stock come online, and to see our rental stock rebalanced.

Question — Build Canada Homes housing agreement

Adam Gerle: Madam Speaker, housing affordability and housing supply continue to be important issues for Yukoners. Meeting those challenges requires strong partnerships and sustained investment from all orders of government. Earlier this year, the Yukon secured additional federal funding to help increase housing supply and support housing development across the territory.

Can the Minister responsible for the Yukon Housing Corporation update the House on the additional federal funding recently secured and how it will help increase housing opportunities for Yukoners?

Hon. Scott Kent: I appreciate the question from the member. Our government continues to work closely with Canada to secure investments that help address housing needs across the Yukon. Earlier this year, as mentioned, the Yukon Government secured $10 million in federal funding to help address increased housing supply and support the delivery of housing projects across the Yukon.

This funding will help Yukon Housing and its partners advance housing initiatives that increase the number of homes available to Yukoners and support the development of affordable housing options. These investments complement the work already underway to increase land availability, support housing construction, and create more housing opportunities in communities throughout the territory.

By continuing to work with Canada, we are helping ensure Yukon has the resources needed to address housing challenges and support future growth.

Adam Gerle: Securing new funding is important, but partnerships can also help deliver housing at a much larger scale. Earlier this year, Yukon Housing Corporation announced a new partnership with Build Canada Homes that has the potential to significantly increase housing supply across the territory.

Can the minister update the House on this new agreement and what it means for housing development in the Yukon?

Hon. Scott Kent: In May, the Yukon Housing Corporation entered into a new partnership with Build Canada Homes that will support the delivery of up to 500 affordable and deeply affordable homes across the Yukon. The final details of the agreement are still

being negotiated. However, the partnership is backed up by up to $100 million in federal funding and up to $93 million from the Yukon Housing Corporation. This partnership reflects a significant commitment by both governments to increase housing supply and affordability throughout the territory.

The initiative will support both Yukon Housing Corporation projects and projects delivered in partnership with community housing developers across the Yukon. These homes will focus on affordability and include rent-geared-to-income housing, employee housing, and projects delivered through Yukon Housing's partnership programs. This partnership will help accelerate housing construction, increase housing supply, and create more housing opportunities for Yukoners in communities throughout the territory.

Adam Gerle: Announcing a new partnership is an important step, but Yukoners also want to know how these commitments will be translated into homes on the ground. The Build Canada Homes agreement represents a significant opportunity to increase housing supply and support affordable housing across the territory.

Can the minister update the House on the next steps being taken to advance this partnership and deliver new homes for Yukoners?

Hon. Scott Kent: The focus now is on moving projects from planning to construction as quickly as possible. Through this partnership, Yukon Housing Corporation will work closely with Canada and community partners to identify and advance shovel-ready housing projects across the territory.

The agreement uses a portfolio approach, meaning it will support a range of projects rather than a single development. This allows us to move forward with projects in different communities as they are ready. The homes delivered through this initiative will focus on affordability and include both Yukon Housing projects and partner-led developments. The partnership will also provide long-term funding certainty and help expand Yukon's capacity to deliver housing over the coming years.

By working collaboratively and advancing shovel-ready projects, we are positioning Yukon to deliver up to 500 new affordable and deeply affordable homes and create lasting housing opportunities for Yukoners no matter where they live in the territory.

Question — Residential tenancies office services

Carmen Gustafson: The residential tenancies office does a lot of important work. They can educate landlords and tenants on rights and responsibilities, and they have powers under the *Residential Tenancies Act* to resolve disputes between landlords and tenants, including through mediation or a hearing.

When the minister was asked about what tenants with shared accommodation who receive an eviction notice should do, the minister replied — quote: "… my best advice would be to contact the residential tenancies office based on your tenancy agreement that you have…"

Can the minister explain to Yukoners the jurisdiction of the residential tenancies office and what its limitations are?

Hon. Cory Bellmore: What I can say here is that many of the questions are very specific examples of what could or could not happen to individuals, and like I said before, there are many variables in a situation on both the landlord and tenant side, and we can't know all the details of all the variables of every specific situation.

I would encourage people who do have issues to contact the residential tenancies office. They are the experts. They understand all the pieces of the legislation and how to help that individual specific circumstance at any given time.

Carmen Gustafson: Last week, when asked during debate about the function of the residential tenancies office, the minister said that the RTO — quote: "… provides the supports to both landlords and tenants if there are issues happening within their tenancy agreement and works hard to resolve those disputes equitably and in a timely manner."

One of the limits of the RTO is that it cannot apply the *Human Rights Act*. This means that if a tenant believes they are being evicted due to discrimination, the RTO cannot decide that aspect of the dispute. The tenant may need to file multiple disputes to address the same eviction notice, as the complaint must go through the Yukon human rights process. There may not be resolution before time runs out on the eviction notice, as there is a long backlog of cases with this decision-maker.

So, if human rights disputes cannot be asked accessed in a timely way, someone may still lose their housing while they wait. How will the minister ensure that without-cause eviction is not used as a cover for discrimination prohibited under the *Human Rights Act*?

Hon. Cory Bellmore: I do appreciate all the good work done at the residential tenancies office. There are many different circumstances and situations that they deal with quite often, and it is true that they are limited in Human Rights Commission decision-making. That is not their role. The role for people who feel that they have been discriminated against is to file that with the human rights office.

Carmen Gustafson: The minister and I agree that the staff at the residential tenancies office does important work for the landlords and tenants across the territory. During debate last week, the minister said — quote: "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."

Under proposed changes to the RTA, on December 1, a tenant who receives a no-cause eviction will have 14 days to file a dispute. There may be mediation with the parties, and then a hearing can occur. Once the hearing is over, the act gives the RTO 30 days to issue a decision on the dispute.

Can the minister tell Yukoners what the RTO's current service standards are, how long parties wait for a hearing, and how long it takes on average for a dispute to be resolved?

Hon. Cory Bellmore: Yes, the good folks at the residential tenancies office deal with a lot of these situations on an ongoing basis. I understand that evictions do bump to the top of the list of things that are looked at to make sure that they try to meet the timelines.

I did say that the RTO may become temporarily busier because of these changes. They have been busier than they were before due to the changes introduced recently. We do feel like they will eventually reduce just because of the provisions — for

example, related to rent increases, it may lead to a reduction in timelines. But currently, we do anticipate a bit of a busier situation at the residential tenancies office as people understand what the rules will be going forward.

Question — Housing support programs

Brent McDonald: Madam Speaker, the Yukon Party tells us that six months' notice will give tenants time to find another home after a no-cause eviction. That may sound reasonable in a larger rental market, but it does not reflect the reality in Dawson City. The 2024 rent survey found no vacant rental units in Dawson City. An early 2026 survey found only two.

Six months of searching will not help if there was nowhere else in the community to live. Losing a home can mean leaving Dawson City, changing jobs, moving children, separating families, or turning to a shelter. Rural tenants need to know what help will be available to them.

If a tenant in Dawson City or other rural Yukon communities receives a no-cause eviction and cannot find another home in their community, are there government programs or services they can turn to for help?

Hon. Scott Kent: Through the Yukon Housing Corporation, we're very proud of the investments that we're making across the Yukon when it comes to housing opportunities. We're increasing supply of affordable housing through two major capital projects. One is in Whitehorse and the second one is in Dawson City, with completion anticipated in the fall/winter of this year. The Korbo project in Dawson City will be available early in the 2027 calendar year. There will be 34 community housing and rent-geared-to-income units in Dawson, and as I mentioned, expected completion is in the winter of this year. These are some of the investments we're making in Dawson City to assist people.

There's also the Canada-Yukon housing benefit, which has rent supplements available as part of it to assist people with paying their rent. We made some changes to that program earlier this year to expand it and offer additional funding on a sliding scale rather than just up against specific lines.

We'll continue to make investments in communities like Dawson City when it comes to the housing continuum. Those 34 units that are coming online in Dawson will essentially eliminate the wait-list that is there right now for social housing in that community.

Brent McDonald: The Yukon Party says that removing rent control and allowing no-cause evictions will encourage investment and create more rental housing; however, there are no targets for the number of new homes these changes are expected to produce. Dawson City already faces a serious shortage of long-term rentals. That shortage makes it harder to recruit and retain teachers, health professionals, tradespeople, and other workers that our community depends on.

Dawson City residents deserve more than a general promise that private investment will eventually appear. They deserve to know what differences these changes are expected to make in rural communities. How many new long-term rental homes does the minister expect will be created in Dawson City and rural Yukon because of these changes, and when are those homes expected to be available?

Hon. Cory Bellmore: I do look forward to seeing new residential homes and rental homes built across the Yukon, in Whitehorse as well as in rural communities. Certainly, there is a need, especially in communities such as Dawson City, for increased rental and long-term homes as the population changes, people become less transient over time and wish to make it a longer term stay. Dawson used to be sort of a summer-only type of place, but now they have seen more people who wish to stay long-term, so I do look forward to seeing those.

We are working on land development projects in the rural communities as well as in Dawson City, and we hope to see people come on board and build homes there in the near future.

Brent McDonald: The Minister of Community Services agreed that the government needs good, reliable information to understand what happens after these changes take effect. The Yukon currently has no way to know how many no-cause eviction notices will be issued or the number of large rent increases in each community.

Territory-wide averages will not tell the whole story. In Dawson City and other rural areas, one or two vacant homes can represent all of the available rental market. The government needs to monitor rural communities separately and be prepared to respond if its policy is not producing the predicted effect.

How will the minister monitor rural communities? And if rents rise or rental supply does not improve, what action will the government take?

Hon. Cory Bellmore: I do think that monitoring is an important piece for these changes that are being made. Currently, you're right — there is not great monitoring and great information available. The folks at Yukon Bureau of Statistics are doing what they can to provide the information that they currently collect, but we'd like to work with them to expand what they're collecting so that we can know. If working with them to expand what we need to collect in rural Yukon is something that we feel is necessary and would help understand what these changes are doing to the *Residential Tenancies Act* and folks in the Yukon, then we can do that.

Speaker: The time for Question Period has now elapsed.

ORDERS OF THE DAY

Speaker: We will proceed to Orders of the Day.

Hon. Scott Kent: Madam Speaker, I move that the Speaker do now leave the Chair and 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: Committee of the Whole will now come to order.

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

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

Kate White: Madam Chair, at this point in time, time is a constraint. It's supposed to be linear, but I don't remember who was up the last time, so I'm delighted to take it up again today.

Welcome to the officials to the Assembly and, of course, welcome to those who are listening online, whether it be in policy with Yukon Government or those who care about the topic at hand.

Just now in Question Period, we did have the Minister responsible for the Women and Gender Equity Directorate say that all legislative changes, legislation, or changes that go in front of Cabinet have a GIDA analysis done. I was hoping now that the minister could walk me through the results of that analysis that was done for these changes to the RTA.

Hon. Cory Bellmore: I understand that, as a matter of practice, this work that is done is a matter of Cabinet confidence in the policy work to create these changes. The corporate guidance that the department takes is part of that work, and I don't know that any of it is able to be disclosed. I can find that out, but I don't know if that's available to share.

Kate White: There's been a quick turnaround from before where the minister wasn't sure and would endeavour to get back to us to now saying that one was done and not being able to share the information.

Based on my understanding, the gender-based analysis is supposed to be used as a tool to understand how diverse groups of people experience policies, programs, or initiatives differently. It considers factors like gender, race, age, and other identities.

When we're talking about a piece of legislation that stands to affect at least 2,347 households, I'm interested to know what the minister or her colleagues thought when it came to the questions of women and families. I would think that it would be important to do this sort of analysis to understand what effect of removing rent control and inserting no-cause evictions would have.

I'm looking to see if the member has more information or wants to share some thoughts on what analysis like that would look like, but I am looking for more information.

Hon. Cory Bellmore: I appreciate that the member is looking for further information. Like I said, I can't share that analysis, as it's part of Cabinet confidence.

I will say that this work is undertaken to increase supply for all Yukoners across the private market housing spectrum, and we hope that it encompasses good news for everybody.

Kate White: Is the minister at all concerned about how the impacts of these changes to the legislation may affect women and gender-diverse people?

Hon. Cory Bellmore: I would like to know how the changes will affect all Yukoners, in fact, and that's why we've agreed to expand the type of monitoring we're doing so that we can understand how these changes are affecting all Yukoners.

Kate White: My understanding about the gender-based analysis is that it was supposed to be done so that there would be an idea of how changes would affect folks. I'm just trying to go backwards a bit, because I would imagine if, for example, we look at the women's transition home in Whitehorse, a person must hit targets in order to be able to stay there. They must be fleeing violence, as an example.

When I think about the changes to this legislation — the putting in no-cause evictions and removing rent control — that has effects. To be super frank, there are more single-family households that are led by women in the territory than there are by men, which is the reality. I think it's important when decisions are being made like this — we're talking to the changes to the *Residential Tenancies Act* — that this be considered. Is the minister at all concerned about how this will affect households that are led by women, as an example?

Hon. Cory Bellmore: I believe I answered that in the last question.

Kate White: When the minister said she was concerned about all Yukoners, did she have any specific concern about households led by women?

Hon. Cory Bellmore: I believe that I said I look forward to seeing how this affects all Yukoners.

Kate White: My understanding with the gender-based analysis was that it was done ahead of legislative changes, so there would be an idea of whether there could be adverse effects. When the minister says that she's looking forward to knowing how it rolls out or how it affects people on the other side, was there any thought on the development side about how this could affect women and gender-diverse folks in the territory?

Hon. Cory Bellmore: I do believe that the development side is the piece of the Cabinet confidence that I've already discussed. I look forward to learning if there are specific interests or specific concerns through the monitoring.

Kate White: Did the minister have any conversations or any outreach, whether it be formal or informal, with women's organizations in the territory?

Hon. Cory Bellmore: I believe I answered previously that specific engagement was not undertaken. We did look at the information that had been provided previously. We've heard over and over that Yukoners want an efficient and effective rental market. We've heard that supply has been diminished and these changes are being made to rectify this.

Kate White: In making these changes to the *Residential Tenancies Act* that do have the ability to make women and gender-nonconforming folks more vulnerable, did the minister meet with the Yukon Status of Women Council to discuss these proposed changes?

Hon. Cory Bellmore: I did not meet with the Yukon Status of Women Council on these specific changes. I do believe that these changes are made broadly for all Yukoners. They will increase supply, which will reduce demand over time, and that will make the market healthier for all Yukoners.

Kate White: Did the minister meet with les Essentielles to have a conversation with that organization that supports francophone women in the territory to see if they had concerns about this legislation?

Hon. Cory Bellmore: No, I did not.

Kate White: Did the minister meet with the Liard Aboriginal Women's Society to discuss the proposed changes to the *Residential Tenancies Act*?

As research shows, even though the minister wasn't interested ahead of time, these changes will adversely affect racialized women, so did the minister meet with the Liard Aboriginal Women's Society about these changes?

Hon. Cory Bellmore: I did not meet with that group.

Kate White: Did the minister meet with the Victoria Faulkner Women's Centre? Again, this is an organization that supports women in lots of different situations, including finding housing or food security or poverty reduction.

Did the minister meet with Victoria Faulkner Women's Centre?

Hon. Cory Bellmore: No, I did not meet with the Victoria Faulkner Women's Centre.

Kate White: We're not batting a really good average right now.

Did the minister meet with the Whitehorse Aboriginal Women's Circle to discuss these changes to the legislation and how it might affect the folks they work with?

Hon. Cory Bellmore: No, I didn't meet with the Aboriginal Women's Circle.

Kate White: What about the Yukon Aboriginal Women's Council?

Did the minister meet with the Yukon Aboriginal Women's Council to discuss how these changes may affect the folks they work with?

Hon. Cory Bellmore: No, I did not.

Kate White: Did the minister meet with Queer Yukon to discuss how these changes may affect the folks that Queer Yukon works with?

Hon. Cory Bellmore: No, I did not meet with Queer Yukon.

I'd just like to say that we do understand that there are many different organizations in the Yukon and across the Yukon that help various different groups with their specific situations. I didn't meet with any of them, if that is where this debate is leading to, asking about if I've met with every single council or organization possible. They do great work. We support the work that they do, and I'm happy that they're there to support these individuals.

Kate White: Well, I guess I'll tell everyone what's coming. I'm going to ask about every organization that deals with supporting folks and housing and issues. The reason why I'm going to do it is that we have a piece of legislation that will have real consequences to tenants in the Yukon.

I'll remind folks that the minister couldn't tell me how many renters there are, how many households. We're relying now on the *Yukon Rent Survey — April 2026* as the basis for 2,347.

But when we're talking about a piece of legislation like this, I think it's important to know who was spoken to and who was not spoken to. I'll note that there are consequences to this, and I would think that this would be part of the consultation that the Yukon Party would do, as I've been told over and over again that it's important to consult.

I'll give the minister the same out I did last time. If the minister tells me it's based on ideology and not data, I'll move on. But otherwise, I'm going to keep going.

Hon. Cory Bellmore: I'd just like to have a conversation or to speak again about the approach taken to the changes in the act that we have here. We've said that solving housing challenges would require increasing housing supply and encouraging private sector investment, reducing barriers to development, and ensuring that Yukon remains an attractive place to build, own, and invest in housing.

We were equally clear that housing policy cannot be reduced to a single piece of legislation. Housing affordability is influenced by the entire housing continuum. People find themselves in all areas of the housing continuum throughout their life, and there are various different supplies and supports for those different places where people are finding themselves.

Land availability is a necessary piece of this work. Infrastructure construction bringing people back to investing in the market is important, and we do need that in order to increase the supply in the Yukon. Regardless of who you are or what concerns you might have or issues you might face in your housing journey, there needs to be supply. If there's no supply, it doesn't help anybody.

Home ownership and rental housing, affordable housing, and supportive housing are all important parts of the housing continuum which we've spoken about. Various different organizations do great work in helping Yukoners in those situations and if they need support outside of the regular housing market.

We've also said that a healthy housing system requires participation from both tenants and landlords. Like I said, we need people to invest. We need to stop seeing people remove their units from the market and ensure that piece grows, because if that piece does not grow, then everybody from all walks of life in all situations is going to see problems with the housing supply. Demand will continue to increase, supply will continue to decrease, and we won't be able to solve the problem.

Kate White: Did the minister meet with Help and Hope for Families out of Watson Lake with their concerns or to ask

them if they had concerns about these proposed changes to this legislation?

Hon. Cory Bellmore: No, I did not meet with those folks.

Kate White: Does the minister know how many rental units are available in Watson Lake or how many rental units are on the market in Watson Lake?

Hon. Cory Bellmore: No, I do not know how many rental units are available in Watson Lake.

Kate White: Did the minister have any conversations with the good folks at the Dawson Helping Tree in Dawson City around that women's shelter?

Hon. Cory Bellmore: I did not meet with those folks.

Kate White: Is the minister at all concerned about what these decisions could mean in a community like Dawson City for families that are led by women, as they may get priced out of the market? Were there any thought or any conversations with folks in Dawson about the consequences of these proposed changes?

Hon. Cory Bellmore: I did not meet with those folks in Dawson.

Kate White: When the minister talked about how it's important to have data, does the minister not think that it would have been important to have data prior to bringing forward these amendments? I think one would say that data ahead of the decision makes more sense than the data after the decision. But is the minister concerned at all that she's unaware of the rental housing situation in Dawson or Watson Lake?

Hon. Cory Bellmore: We certainly talked to Yukoners when we were out and about and making the decision to make these changes. We made this as part of our platform to make these changes to rent control, and we were very clear about that.

Statistics are one part of a very complicated story, and the statistics currently being gathered don't have the detailed data that the member wishes to see and, as well, that we would wish to see. That is why we've said that we would expand our monitoring to see how these changes are affecting the market.

Kate White: We just had the minister let us know that she's unaware of the rental conditions or the number of units in both Dawson City or Watson Lake, and I'll note that I would think that having the data ahead of proposed amendments like this would be important.

Did the minister ever reach out and have a conversation with the Yukon Women's Transition Home? The transition home, of course, operates both Kaushee's Place and Betty's Haven.

Has the minister sat down with the folks behind the Yukon Women's Transition Home to talk about how removing rent control and inserting no-cause evictions may affect the populations that they support?

Hon. Cory Bellmore: I've not had those conversations with folks at those organizations, but I will note that the provisions for people ending a tenancy due to violence have not been changed in this bill.

Kate White: I appreciate the segue the minister just gave me. When I'm speaking about things like Kaushee's Place or Betty's Haven, I'll note that it's very specific types of housing. Kaushee's Place is a transition home for women and gender-diverse people experiencing violence. A person who can't afford their rent or a person who is being given a no-fault eviction, unless it's associated with violence, won't necessarily qualify.

Does the minister believe that it would be important, after these amendments go through, to meet with the folks at the Yukon Women's Transition Home?

Hon. Cory Bellmore: Yes, I've said several times we've committed to better evaluation and data gathering to help us with outcomes of these changes, should there need to be any.

Kate White: Again, I'll note that the minister says that data after will be important, but data before was not important.

Has the minister sat down with the folks at Safe at Home Society who work hard to support tenants to stay in their housing specifically? Again, has she spoken to them about removing rent control and, more importantly, about inserting no-cause eviction?

Hon. Cory Bellmore: I've not spoken to the folks at Safe at Home Society.

Kate White: Does the minister not think that it would be important to have a conversation with an organization that works to support tenants through housing challenges, including preventing homelessness? They have an entire group of people who work on supporting tenants, including making sure that if, for example, an eviction — because until December 1, it's eviction with causes — came up, it could be remedied.

Does the minister not believe that meeting with the folks at Safe at Home should have been a priority before introducing these changes?

Hon. Cory Bellmore: I do believe that colleagues who are responsible for assisting people through areas that are not the private rental market and provide support to individuals as well as support through organizations can understand that these are important. The work that these individual organizations do is very important. We agree with that. We encourage them to continue to supply those supports to people, and we look forward to increasing the supply of market rentals so that folks do not find themselves in these same situations in the future.

Kate White: I'm just going to look for some clarification. Does the minister believe that the only folks that Safe at Home supports are in social housing or subsidized housing? I'm just going to ask her to expand on that. Does she believe that Safe at Home only works with clients who will be accessing either social housing or subsidized housing?

Hon. Cory Bellmore: As the RTA-specific changes have been made, I did not contemplate speaking with the folks at Safe at Home, as I have said. I believe that those questions are best directed toward the Minister of Health and Social Services.

Kate White: I'm actually going to keep directing it to the Minister of Community Services, because that's where the debate lies today. The minister's comments a couple of seconds ago made it sound like the minister believes that those clients who are accessing supports from Safe at Home are only in

subsidized or social housing, and so I'm just looking for clarification.

Does the minister believe that folks accessing Safe at Home housing supports are only clients, for example, in Yukon Housing or The Hearth or other supported situations?

Hon. Cory Bellmore: I can't know what every individual situation is for folks and what type of supports they're looking for, and I would direct those questions to the appropriate minister.

Kate White: I'm going to say again that we're having a debate on Bill No. 8, *Act to amend the Residential Tenancies Act (2026)*, and the Minister of Community Services is the one who is moving it, the one who does not have the data of the number of tenants in the territory or what organizations do, and so it's totally an appropriate place to ask. If the minister believes that clients at Safe at Home are only those who use social housing and doesn't believe that they're captured by this, that's wrong. Folks who are clients of Safe at Home and in tenant situations are also in the private market, so they are going to be affected by these changes. So, I would have thought that having a conversation with Safe at Home would make a lot of sense.

Has the minister reached out and had a conversation with FASSY at all?

Hon. Cory Bellmore: I have not.

Kate White: Fetal Alcohol Syndrome Society Yukon supports folks living with FASD and their families, including making sure that people are in housing that makes sense for them. When we talk about no-cause eviction, no-fault eviction, despite the fact that the human rights legislation says that people can't be discriminated against, I want to know if the minister has had conversations with disability advocates like FASSY. To be frank, folks, when we look a little bit different or we sound a little bit different, we're vulnerable.

I just want to know: Has the minister reached out and had any conversations, for example, with the Teegatha'Oh Zheh disability advocates?

Hon. Cory Bellmore: I've not had the opportunity to speak with folks at disability organizations.

I did want to say that I do share the concern that all Yukoners live in safe and stable housing, and this is why we're making these changes to the *Residential Tenancies Act*. I'd like to say that the purpose of the *Residential Tenancies Act* is quite narrow, really. It's to provide the standard terms and conditions for tenancy agreements. I think that the work being done by these organizations is very good, and I encourage them to continue to support Yukoners as well.

Kate White: The reason why I keep on asking if the minister has met with this group or that group is that I think it's really important when we're talking about this. With this legislation right now, although the amendments may be small, the effects are going to be far-reaching. Now we know that the minister hasn't spoken with women's organizations and she hasn't spoken with the disability community.

Has the minister reached out to the Association of Yukon Communities to have a conversation around these changes and how it may affect their members?

Hon. Cory Bellmore: I've not spoken to the association about how this might affect their members.

Kate White: When we talk about legislation that's going to affect every community in the territory, the minister didn't think it was important to speak to the organization that represents municipalities?

Hon. Cory Bellmore: Of course, I think it's important to speak to the Association of Yukon Communities. The *Residential Tenancies Act* changes are very narrow in scope, as I mentioned, and we will be monitoring the outcomes to see how it works in Whitehorse as well as in Yukon communities.

Kate White: I would think that when we talk about government-to-government relations and the importance of working together — did the minister reach out to the Council of Yukon First Nations to discuss these proposed amendments and what that might do to the folks that they support?

Hon. Cory Bellmore: I've not spoken to individual First Nations about the changes to the *Residential Tenancies Act*, nor have I spoken to the Council of Yukon First Nations.

Kate White: Well, I'm going to go through the list and the minister can just tell me no; that's fine with me.

Did the minister reach out and speak to her colleagues or counterparts at the City of Whitehorse to let them know about the proposed changes to the *Residential Tenancies Act*?

Hon. Cory Bellmore: I've not met with the city specifically on these changes.

Kate White: Has the minister asked the city or directed her department to ask the city about the number of rental units in the City of Whitehorse?

Hon. Cory Bellmore: I've not asked for that information from the city. As I've said, we will be expanding the monitoring to try to capture the data going forward.

Kate White: Has the minister reached out to the Ta'an Kwäch'än Council or the Kwanlin Dün First Nation around the proposed changes to the *Residential Tenancies Act*?

Some Hon. Member: (Inaudible)

Point of order

Chair: Government House Leader, on a point of order.

Hon. Scott Kent: Pursuant to Standing Order 19(c), the member is persisting in needless repetition or raising matters that have been decided during the current session. I believe the Minister of Community Services in an earlier response said that she had not met with individual First Nations or the Council of Yukon First Nations. Now the member opposite is bringing up two individual First Nations in her questions.

Chair: Member for Whitehorse Centre, on the point of order.

Lane Tredger: Standing Order 19(c) refers to matters that have already been decided by the Legislature. This matter, of course, has not been already decided by the Legislature. I suspect the member meant Standing Order 19(a), which is about needless repetition, but it is very common for us to ask variants on questions in this Legislature, and it often happens.

Chair's ruling

Chair: I will remind members that 19(c) also refers to needless repetition.

The Chair has noticed a particular pattern that does not seem to be helpful to debate; we are not moving forward in this debate. I will caution members about the use of needless repetition, but at this time, for this moment, I will not say that there is a point of order. I would just caution you to use discretion.

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

Kate White: In asking questions today, I can appreciate that they may be uncomfortable, but we're talking about legislation that's far-reaching that will affect every community in the territory, and I'm just trying to get a sense of who the minister talked to. What I'm really learning is who the minister didn't talk to.

The Whitehorse Chamber of Commerce put out a priority list of what was important to their members, and the first thing that they listed was the importance of recruitment and retention of employees. I would imagine that when we're talking about changes to the *Residential Tenancies Act* which removes rent control and puts in no-cause eviction, this could have an effect on the business community's ability to both recruit and retain employees.

Did the minister have a conversation with the Whitehorse Chamber of Commerce?

Hon. Cory Bellmore: I did not have a specific conversation with the Whitehorse Chamber of Commerce on this, although I do believe that increase in supply in the rental market will have a positive change for them.

Kate White: It goes back to that whole "hope and a prayer" thing. We've asked about the data collected ahead of time. The minister can't tell me how many rental units are in the territory. The minister has told me that they have gone down, but I'll note that we've been together and we've gone through the Yukon rent surveys. I have compared today — I printed out just April because I wanted to make sure that we could compare April to April — and from April 2020 to April 2026, there has been an increase in rental units. So, the reason I'm asking about who the minister has met with is just looking for the data. I want to understand how this decision was made.

Again, I will note that I will drop it and we can get into line-by-line — if it's not based on data and it's based on ideology, then the minister can tell me that, and I'll stop asking the questions.

The minister has said that there's going to be more information collected after these changes. I want to know why information hasn't been collected since the Yukon Party took office ahead of these changes so that there would be the data to back up this decision.

Hon. Cory Bellmore: I do believe that we've had the discussion about the data already and specifically that while the data shows numbers, we don't know entirely what those numbers are. That is why we've decided to do more detailed data collection so that we can understand any particular changes going forward due to the changes in the act. Statistics are very complicated and you can use them one way or the other.

I do know that there has been an increase. There has been an increase in subsidized rental market units for sure in the Yukon. I believe I've heard my colleagues speak to the number of increases and the number coming on board. That is a different section of the housing continuum, as we've discussed previously.

Kate White: The reality is I went to the Yukon rent survey as the one piece of data that the minister pointed me toward. I've been asking about data collection for quite a long time. I'll note that in a conversation on October 21, the minister said — and I'm quoting: "I think that we definitely need data. We definitely need good, concrete, reliable data that we can all use to have input into and base decisions on, and that work is really important as we see these changes in the *Residential Tenancies Act*."

The minister can say that she believes that there needs to be good, concrete, reliable data, but she's saying that it's going to come after these changes. And the point that I'm trying to bring up is there haven't been conversations with any of Yukon's First Nations. So, there's not been 14 plus one extra conversation with CYFN to see how this might affect Yukon First Nations. There hasn't been a conversation with the Association of Yukon Communities or I'm going to guess any Yukon municipality about whether they have concerns. I've highlighted disability organizations, women's groups, folks who specialize or work with Yukoners either seeking housing or trying to retain housing. The minister on October 21 said it was important to have data, and I don't disagree, but when I ask about the data for these decisions, the minister said she's spoken to some landlords and they have told her they have taken off units.

She did commit to me that she would bring back that information. Does the minister have the information that was promised to me last time we were in Committee of the Whole based on the information she provided and who she was speaking to?

Hon. Cory Bellmore: I do believe I said I would try to gather that data and provide it if I could. I've not had the opportunity to do that as of yet.

I do think that there is a difference between data collected by statistics Yukon versus information conveyed by conversations with various different people. That is not data; that is information — information from community groups. It's all very important information, of course, but the data is what we need to drive changes, to supplement, and to make decisions in the future. Currently, that data does not exist, and that is why we have said that we would be doing better monitoring with more information and more data going forward.

Kate White: I'll note that there were some statements made there that I feel are a bit conflicting. If I'm looking at the Yukon Bureau of Statistics, the Yukon rent survey, and I go back to April 2020 and I go every year just on April — so it's comparing April to April — and I get to April 2026, there are more rental units right now in the survey than there were in April 2020. The minister says she doesn't care about my stories

and about the, I believe at this point in time, probably 123 letters that I imagine have been sent to her as of this afternoon. If it's about data and it's about statistics and the Yukon Bureau of Statistics, the data that she's told me to look at says that there hasn't been a decrease in rental units.

I've asked how many rental units there are in the entire territory, in the private market that aren't, for example, run by Yukon Housing Corporation. I asked this a while back and I am going to ask again: How many rental units are there in the Yukon, and can I get a breakdown by community?

Hon. Cory Bellmore: As I've said, the statistics are only one part of the complicated story, but statistics are important information. It's important data collection. You have to use more than one piece of data to tell the story for sure. Using only what's in the Yukon rental market survey is not telling the data of what's happening to the private rental market in the Yukon.

When the data for the population is much higher than the data of the number of rental units coming on, it is a reduction in supply. What we need is a higher supply to match what's happening in the Yukon. We also don't know specifically with that information from the rent survey which of those units are affordable housing units, subsidized housing units, and private rental market units.

Kate White: Again, I am going to ask for some more — I'm just trying to understand. The minister has said that statistics are only part of the story and that there's data for population and data for rental units coming online, but she can't give me the data for the rental units coming online because she hasn't directed her department to collect it, if I understand.

Then the minister said that she doesn't know what kind of units are in the Yukon Bureau of Statistics. Well, I'm just going to read off of it. There's a blue box on the Yukon Bureau of Statistics, and it says things consistently. It says, "The Yukon Rent Survey is a Yukon Bureau of Statistics (YBS) survey that has historically been conducted in the third month of every quarter (March, June, September and December) in Whitehorse, Watson Lake, Haines Junction and Dawson City. Beginning in 2014, the survey is being conducted on a semi-annual basis in April and October. In addition to the change in frequency, the survey methodology has been updated and the survey universe has been expanded to cover all types of buildings with rental units (single detached houses, townhouses/ row houses, duplexes, triplexes and fourplexes, condominiums, apartment buildings, store-top (commercial), mobile homes, cabins and garden suites). Subsidized or government-owned housing, and informal or illegal units remain excluded from the survey." Let me just read that again: "Subsidized or government-owned housing … remains excluded from the survey."

The reason why I'm trying to get a sense of this is that I note that we're looking at the Yukon Bureau of Statistics on the Yukon rent survey on the right-hand side of the paper where it says: "Whitehorse Rent Summaries". The reason why I'm targeting that is because it has a clear number. The minister said she wasn't sure what was included, and I've just read off what is included.

When the minister says that statistics are only part of the story and that there's got to be data for the population and data for rental units coming on the market, can the minister point us toward the data for the rental units that are coming on the market that she's used to make the decision to put in no-cause evictions and remove rent control?

Hon. Cory Bellmore: I don't have the data for the rental units coming on the market. What we've been told is that people are removing their homes from the rental market. We've been told that by several different people, and we've seen it by a continued increasing demand and decreasing supply. Rentals have not changed; the price continues to increase.

I do acknowledge what the member opposite has read about the subsidized and government-owned housing being excluded from that, but it does not include individuals who receive subsidized help through the — I'm going to call it the Canada Housing benefit; I believe that's what it's called — that you can apply to if you need some assistance to pay your rent. That number of individuals could be in a spectrum of different housing spaces and is not included in this. It's not separated in this data collection.

Carmen Gustafson: We've heard about data and not having data. There was an indication that perhaps the population has been increasing, but the number of landlords or rental units on the private market hasn't been increasing at the same rate. I'm not sure, now that I've heard the rent survey, if this is actually the truth. But the period where the minister was talking about the population increasing but the number of units not increasing, I assume that's roughly 2021 to 2026.

Can the minister just generally provide any information to me about what the housing market or the real estate market has looked like generally during this period — specifically in terms of what the market cost of different kinds of housing units over that period has been?

Hon. Cory Bellmore: I don't have that specific information. I do believe it is on the market rental site information provided where they give the difference between the different types of units — so one-bedroom, two-bedroom, multi-bedroom houses.

I will say, though, that the specific statistics that I believe I provided the last time as well say that the Yukon Bureau of Statistics population report shows that the population of Yukon increased 15.6 percent from 2020 to 2026. The number of rental units increased from the same period of time — April 2020 to April 2026 — was only 6.1 percent. There is a large variance between the population increase and the number of units coming on that are indicated from the Yukon Bureau of Statistics.

Carmen Gustafson: I would assume that everybody moving to the Yukon isn't a renter, and so that number wouldn't be equal.

But really, the question I was asking the minister is if she has any information about the market rate of purchasing real estate in Yukon and how that has changed in the last five years.

Hon. Cory Bellmore: I don't have information on market sales data.

Carmen Gustafson: Recognizing that I can't use the colourful language that I would outside of this House, let's just say that it has increased dramatically, very much. The cost of purchasing a home or any kind of real estate in the Yukon has dramatically increased over that time.

Is the minister aware of what mortgage rates have done during that time as well?

Hon. Cory Bellmore: No, I have not tracked mortgage rates in that period of time.

Carmen Gustafson: I haven't looked at the rates recently. I think they're a little bit better right now, but the mortgage rates have also increased during that time.

Is the minister aware of how much per square foot building costs are right now for a residential detached house?

Hon. Cory Bellmore: I'm not aware of the cost for house construction right now.

Carmen Gustafson: I think it's just sort of common knowledge that it's also quite high.

Is the minister aware of how much property insurance has increased over those five years?

Hon. Cory Bellmore: I don't know how much exactly house insurance has increased over time. I do know that it has definitely increased just from personal experience.

Carmen Gustafson: I'm happy to hear that the minister is aware that property insurance has increased quite dramatically. In fact, for some properties, it doubled in one year.

The reason that I'm asking these questions is that rent caps don't have any impact on new tenancies. A new landlord could set their rent at whatever they would like.

Is it possible that there are other market forces at play for why people are not purchasing or building private sector rental units right now?

Hon. Cory Bellmore: There are likely a variety of reasons why housing supply construction may not be keeping up where people are investing. Definitely, we've heard that one of them is because of the rent control aspects of the act that are currently in place.

As well, the member opposite did mention that rent caps don't affect new tenants coming into the market. That is certainly a problem for rent control. It only protects the people who are in the rentals during the time rent control is introduced, and anybody who comes after is not protected by it. That is definitely one of the negative outcomes of rent control.

Carmen Gustafson: Given all of these other factors, is it possible that the minister — if she had all of the information available and had a handle on what these costs would be — is it possible that there was an alternative to amend a rent cap that would take all of these factors into account as opposed to removing the rent cap entirely?

Hon. Cory Bellmore: I'm not able to answer questions that are hypothetical in nature. What I will say is that we campaigned on removing this rent control and putting supply back into the market in order for it to be healthy and stable for Yukoners. That is what these changes are for.

Carmen Gustafson: I'm glad the minister has gone back to her original speaking points.

When she's talking about increasing the number of landlords and private sector rentals, is she talking about large landlords operating as a commercial enterprise or the one-off casual landlords like some of the members of this House and a lot of people who have one extra property here or there that they're renting out?

Hon. Cory Bellmore: I would encourage and support all investors in all those different areas to invest in rental housing in the Yukon. That's why we're doing land development projects that have different types of land as well so that all aspects of the rental market can be supported through investment from investors here in the Yukon.

Carmen Gustafson: That's nice to hope that investment comes.

Are there any other sort of incentives or policy decisions? Has there been any consideration of any other ways to increase the number of landlords or increase the number of units?

Hon. Cory Bellmore: I do know that the one that is available currently is the housing initiatives fund. I'd direct questions to the minister responsible for that. I also know that municipalities throughout the Yukon do have various types of development incentive programs and policies that they may be able to take advantage of as well.

Carmen Gustafson: I talked about those two different kinds of landlords. I think that they deserve recognition of their different situations. Was there any analysis done on these changes and how they would impact those two different kinds of landlords differently?

Hon. Cory Bellmore: Not specifically. I just want to point out that the *Residential Tenancies Act* applies to all landlords equally.

Carmen Gustafson: I understand that the *Residential Tenancies Act* applies to everybody equally, but in terms of using a policy decision to hopefully increase the number of units, I think it's quite different if you're talking about somebody having a second home that they rent out as an asset compared to a landlord that owns a great deal of units or multi-family units. Exactly what policy options were considered to increase the number of either investment in individual properties or a commercial landlord buying many properties or multi-family units?

Hon. Cory Bellmore: I just wanted to point out again that the *Residential Tenancies Act* applies to all landlords equally.

We need confidence in the market. When we have confidence in the market, the market increases and the investment increases, and we support and encourage investment from all walks of landlords available. When investment increases, more houses are built, and when more houses are built, the pressures begin to ease in the market rentals.

Carmen Gustafson: How many private sector units are we expecting to come online because of these specific changes? The minister couldn't answer how many units have left the market because of the previous changes, but maybe she did some analysis that can tell us how many units we're expecting to come on the market by making these current changes.

Hon. Cory Bellmore: I do believe that a different member has already asked this question, but I will say that I

don't have that information, and that is why we have talked about expanding the monitoring of the market so that we can understand how these changes affect the market.

Carmen Gustafson: I guess it's hard to make a comparison if you didn't have the data to start with. I welcome the additional monitoring, but I fail to see how you could make a comparison over time.

I did want to go to the question that I asked earlier today in Question Period about human rights legislation and a concern. I also just wanted to note that none of what I have talked about already, to my mind, links to without-cause evictions and a need for without-cause evictions. Just on that note, the residential tenancies office is not allowed to apply the *Human Rights Act* in their decisions.

How are we going to be assured that without-cause evictions will not be used in a discriminatory manner or to cover discrimination against a tenant in an existing housing unit?

Hon. Cory Bellmore: I'm just going to direct — if a tenant feels that they have been discriminated against or that their human rights have been violated, they should go and speak with the Human Rights Commission to state their case and follow through with directions there.

Carmen Gustafson: Under the *Human Rights Act*, it is prohibited to discriminate against a person when you're offering housing or when a person is housed.

Has the minister talked to the Human Rights Commission about how many cases they had related to evictions when there were no-cause evictions previously?

Hon. Cory Bellmore: I have not spoken to the Human Rights Commission.

Carmen Gustafson: Can I assume from that answer that the minister also has not spoken to the Human Rights Commission about their caseload and how long their backlog is for hearing complaints?

Hon. Cory Bellmore: That's correct; I haven't spoken to the Human Rights Commission.

Carmen Gustafson: If a person were to receive a without-cause eviction notice giving them six months to leave, they can file at the RTA within 14 days. Effectively, there's very little the RTA can do, because there is no cause. There's not too much for them to investigate. They would also have to file a complaint with the Human Rights Commission.

Can the minister explain what would happen if the Human Rights Commission is not able to hear that complaint within six months before the end of the notice period for the eviction?

Hon. Cory Bellmore: I cannot give advice or talk about what the Human Rights Commission may or may not be able to do within a specific period of time. The *Residential Tenancies Act* has the six-month provision, and that's an expansion that we made previous to the act that it is now. It was previously three months, and now it's six months.

Carmen Gustafson: The residential tenancies office cannot make a decision based on the *Human Rights Act*. The residential tenancies office would be unable to really do anything about that six months' notice. I will say that I don't actually know exactly, but my suspicion is that the eviction would be effective at the end of that six months because there is nothing that the residential tenancies office could do to stop that eviction.

How can we be assured that without-cause evictions will not be used as a way to discriminate what would be prohibited under the *Residential Tenancies Act*?

Hon. Cory Bellmore: I can't answer the question about the Human Rights Commission. That's different than the *Residential Tenancies Act*. I will just say that if somebody feels like they have been discriminated against because of their eviction, that they have recourse through the Human Rights Commission.

Carmen Gustafson: I think this highlights again why consultation is so important and why doing thorough policy work is so important. One of the things that you might consider when you're looking at legislative options would be how that legislative option interacts with human rights legislation. I'm surprised to hear that either that analysis wasn't done or the minister is again not sharing what was shared with Cabinet. I think it's important.

I just want to go back to a previous point. I asked about whether there was consideration of any other legislative alternatives to removing the rent cap. I just want to clarify that the minister said that there were no other alternatives that were considered instead of just removing the rent cap.

Hon. Cory Bellmore: That's correct; that is what I said.

Carmen Gustafson: Is there a reason why there were no legislative options presented to either change the rent cap or with respect to without-cause evictions?

Hon. Cory Bellmore: I will answer that by saying that we campaigned on removing the rent cap in the territorial election. We're following through on that campaign with the proposed amendments to the *Residential Tenancies Act*.

We may not agree on the best path forward for housing policy. I believe that we've said that we've disagreed on that, but we do believe that this is the correct path forward to balance the market for tenants and landlords, and those are the changes that are proposed here.

Carmen Gustafson: I've heard many times about the campaign promise about the rent cap, but I haven't heard about no-cause evictions.

Were there any legislative options provided to the minister to address no-cause evictions?

Hon. Cory Bellmore: I'll answer by saying that I just want to thank the work that was done by the departments of Community Services and Justice on the work on getting these amendments ready, and my Cabinet colleagues and I carefully considered their work and made the decision to proceed with the amendments as they are.

Carmen Gustafson: Could I take from that answer that the work was done and the minister and her Cabinet just chose to disregard it?

Hon. Cory Bellmore: That would be a violation of Cabinet confidence if I were to continue this conversation.

Carmen Gustafson: It is your confidence and you can choose to share that information, but I guess we're not going to get anywhere there.

I do want to point out actually that during the campaign when I was talking to renters, they literally did not believe me when I said that the Yukon Party wanted to remove rent caps because what was campaigned on was reviewing rent caps. But here we are. I guess next time might be different. I don't have any more questions.

Lane Tredger: I wanted to ask a fairly specific question about one of the clauses of the bill, and if the minister would prefer that I get up in line-by-line, I can do that. But I thought I'd start here in case it broadens to something that's broader than the scope of the single clause. I'm looking at clause 2. It says: "Section 3 repealed" and it reads: "Section 3 is repealed."

Could the minister explain what this part of the *Act to amend the Residential Tenancies Act (2026)* does?

Hon. Cory Bellmore: I'd prefer if we address that going line-by-line.

Lane Tredger: Then I will hold those questions until line-by-line.

Kate White: Good news — I'm not done yet.

The minister said that it wasn't clear when we were talking about the breakdown for the Yukon rent survey, and I welcome clarification from the minister. I believe she said that folks who were getting the Canada-Yukon housing benefit would be considered subsidized, and she said she was unsure how many there were.

I'll note that there was a news release entitled "Yukon Government provides an update on the Auditor General's report on housing," and so it said in 2025-26 there were 214 households supported through the Canada-Yukon housing benefit.

Just to go back to what the minister was saying before, does she view the 214 households that were supported by the Canada-Yukon housing benefit — does she classify them as subsidized when we're looking at the number of rental units in the survey — the 2,374? The minister brought it forward before, and I'm just trying to get clarification.

Hon. Cory Bellmore: I wouldn't classify them in any way specifically. I would just say that I don't have the data on where they fall in the information that's collected by the Yukon Bureau of Statistics.

Kate White: Has the minister directed her department to start collecting this information to work with, for example, the Yukon Housing Corporation?

I'll note that it has been a long time since I was told that a government wanted to be siloed.

Is the Department of Community Services working with Yukon Housing to identify where folks who are accessing the Canada-Yukon housing benefit are living and what type of housing they're in?

Hon. Cory Bellmore: As I've mentioned before, we are going to expand the monitoring we're doing working with the Yukon Bureau of Statistics, and we can consider adding this to the part of the work that we're doing with the Yukon Bureau of Statistics to enhance the data we're collecting.

Any information specific to programs run by colleagues, please direct them to the minister responsible.

Kate White: The reason that I was asking the question is that the minister has relied on that as an example when we highlighted concerns about folks not being able to, for example, afford a rent increase. The minister did say that there were programs with the Yukon Housing Corporation or that folks could go to the residential tenancies office, and so my hope or my expectation would be that the minister would clearly understand what programs exist in the Yukon Housing Corporation that would support tenants and then, of course, what supports the residential tenancies office could offer, and so I'm just going to go down that line right now.

The minister has previously said that if someone is given a rent increase and they have questions or concerns, they could go to the residential tenancies office.

Can the minister walk me through what the residential tenancies office will be able to do for that tenant?

Hon. Cory Bellmore: I do believe we had this back-and-forth conversation already here in committee about what specific tenants can do, and I think that my response was that there's a variety of different circumstances, I can't be specific about every individual circumstance, and that it's best that they talk to the very knowledgeable folks at the residential tenancies office.

Kate White: Without getting into specifics, then can the minister tell me what the RTO is able to do for tenants if there's a dispute resolution or a question of unfairness?

This is not hypothetical. The minister has said that people can go to the residential tenancies office, and so now I'm asking what services or information is provided by the office when someone goes in.

Hon. Cory Bellmore: The information available at the residential tenancies office is vast. It's based on the entire act and all the intricacies of that information. The act itself establishes a clear framework for resolving disputes between landlords and tenants and provides avenues for independent review when disagreements arise. Depending on what the disagreement is about, there's information that's available to them there.

Kate White: If a person receives a notice of a rent increase, the minister said that they could go to the residential tenancies office.

What can the residential tenancies office do when someone comes in with a notice of rent increase?

Hon. Cory Bellmore: Again, I think that we've already had this conversation, and likely we'll find the answer in Hansard from the previous Committee of the Whole. The residential tenancies office provides avenues for disputes. If the tenant has a dispute, they can receive services from the residential tenancies office.

Kate White: In the legislation as it currently stands without the amendments, it lays out the process, for example, for rent increases, and that's going to change. It also lays out

reasons and causes for eviction notices, and we know that can change.

I'm just trying to get a sense, when the minister has said that people, if they have questions or concerns, should go to the RTO — I'm just trying to get a sense of what she anticipates that the RTO will be able to do to support them.

If she can just please elaborate on what a person can expect, because there's a lot of people who are listening that will be getting ready to go to the RTO, and I think it's a fair question, because the minister keeps on directing people to the RTO.

Hon. Cory Bellmore: When a tenant goes to the RTO, what the RTO will do is just make sure that the process that is being followed is as per the sections of the act.

Kate White: Again, I have concerns, because that has been the minister's kind of default answer if there are concerns is that folks should go to the residential tenancies office.

Can the minister tell me what, for example, the service standard or timelines are around the dispute resolution process at the residential tenancies office? What target is that office trying to hit? When a tenant goes in or a landlord goes in and they have got their paperwork completed, can the minister tell me what the hopeful timeline is, what the targeted timeline is for a dispute resolution process?

Hon. Cory Bellmore: The act says that the adjudicator must issue a decision within 30 days of the hearing.

Kate White: Can the minister let me know right now if that office is hitting those targets of a 30-day decision document?

Hon. Cory Bellmore: We are remaining within the timelines as required as far as we're aware, and the adjudicators work very hard to remain within those timelines.

Kate White: My questions actually are not a criticism to the RTO and the folks there at all. I actually have grave concerns about the amount of work that office has to take on. I'll note that it's not just the RTO, but my understanding is it's also the Employment Standards Board, and so that is a challenge. I'll note that the minister is aware because she was included in e-mails from a person who sent us both their process of going through the RTO process and that its timeline was beyond 30 days.

When we talk about the changes to this legislation, I've asked if there's going to be additional resources at that office, and I believe that there should be — period, just to be clear. Is there an intention of adding extra resources to the RTO on the backs of these changes?

Hon. Cory Bellmore: I answered this question last time.

Kate White: The answer then was no, and I was hopeful that it would be different this time, because again, I think that the folks who do that work really should be supported. It's interesting, because I've heard the minister talk about how she's had conversations with some landlords and we've asked: How many? And she didn't have a number, and then she said that she knows units have come off and we said: How many? And we weren't given a number, and it really seems like this is a decision that's being made based on a few conversations.

I'll note that this is very reminiscent of a Yukon Party decision back in 2014 around $13 million in affordable rental housing money. The minister at the time said, "Investors and developers have been very clear about the fact that they would have second thoughts about continuing going forward with those private plans to provide more housing and accommodation, including some that would be competitive with the rates envisioned by this process."

The minister at the time actually axed the program and said that, based on a conversation, they were going to pivot. The money had promised up to 75 units that would be built around affordability, and so I draw the comparison because it seems like this is a big decision being made based on the conversation of a few. And the reason why I keep on trying to get more information around data and who the minister has spoken to is to get a better understanding of that. The minister has told me that statistics matter but then that statistics don't matter because they don't tell the full story and that we should look to the data.

I asked for the data. I'm told there's not data. The one thing the minister will note when she's able to access her e-mail is, at this point in time, I think well over a hundred e-mails have come in from folks who are asking the question: Share the data that was used to make this decision. And so I'm just trying to get a sense again, and I know the minister can say that she's answered this question, but she hasn't, because I still don't know where the data is.

We've talked about the Yukon rent surveys. We've talked about the number of units. We've talked about what is included and what is not included in that and that is the best information or data that we have available right now. That's something that everybody can look at, and so in the more than a hundred letters the minister has received and will continue to receive, I'm sure, the question is: Share with Yukoners what data was used to make this decision.

I'm going to ask again what data was used to make this decision, and the minister of Yukon Housing can be frustrated. I will say that I am frustrated. I am frustrated with this process. I would like the data. Yukoners would like the data.

I'm asking again: What data was used to make the decision to remove rent control and put in no-cause evictions?

Hon. Cory Bellmore: As the member alluded to, she's already asked this question and I've already answered it.

Kate White: All right, the record is going to show that there was no data used in making this decision. I have questions about how folks in rural Yukon can access the RTO process, and so that's my next question.

If a person is living in rural Yukon and has a problem, how do they access the RTO?

Hon. Cory Bellmore: This question was already asked and answered.

Kate White: I'm just going to ask the minister to bear with me and say it again. A person in rural Yukon, they can call the RTO or send an e-mail; is that accurate?

Hon. Cory Bellmore: Yes, that's the answer.

Kate White: For folks who don't have access to e-mail, if a person is asking for assistance for dispute resolution, how do they do that from rural Yukon?

If they don't have access to e-mail, how does the RTO support that person?

Hon. Cory Bellmore: I've said this before multiple times. If individuals have specific problems that the RTO can assist them with — and answered this question as well — they can call them, and they can figure out how the supports will be provided.

Kate White: Does paperwork have to be hand-delivered to the RTO, or is it able to be delivered electronically?

Hon. Cory Bellmore: Paperwork can be received in multiple ways, including e-mail and hard copy.

Kate White: What communication will the department be undertaking after this legislation passes?

Hon. Cory Bellmore: Following the successful passing of these changes, the RTO will be reaching out to stakeholders and First Nation governments and informing them of what the changes are and how they can work with the RTO should they need any assistance. As well, we'll be updating the website, sending out notices to rural communities, and running advertising campaigns just to make sure people have the information they need.

Kate White: That sounds to me like reverse consultation, but instead of asking: Do you have any feedback on it?, it's like: Here, we're going to tell you what the changes are. I would think that could have been something that would have made a lot of sense ahead of time.

Also, let's be super clear. It doesn't matter how the Opposition votes in this — it doesn't — it's going to pass. The only way it's not going to pass right now is if the minister chooses to not call it forward for a vote, but I don't see that happening. Let's really be honest about that.

Has the minister looked into the *Territorial Youth Strategy* at all and its thoughts around housing and housing supports for young people?

Hon. Cory Bellmore: I haven't looked at the *Territorial Youth Strategy* for that purpose specifically.

Kate White: Knowing that the minister has told me that there's been a couple conversations with landlords who have said that they have taken units off the market — and I'm flipping through letters right now that are significantly more than a couple — has the minister thought or has her government thought about the impacts to seniors on fixed incomes that these changes will have?

Hon. Cory Bellmore: I'd just like to reiterate that these changes are being made to increase the housing supply. The increase in housing supply will support all Yukoners.

Kate White: Then we're back in *Groundhog Day*, because then I say: How is the minister going to measure that this has been successful? What is the number of additional units? I'm sure I'm going to get an answer that talks about a safe and secure housing supply, but what are the measurables?

I can look at the number of rental units in the *Yukon Rent Survey — April 2026* that has a number. What is success? It's got to be based on data, which we're light on in debate today because we don't know the data that's formed this decision. We don't know the data that the minister keeps referring to that doesn't exist. We have been told that statistics aren't enough and that we should be using data. When we ask for the data, we're told that there isn't data.

On the other side, what will be successful? What will mean success in a way that's measurable to Yukoners? Is it going to be an increase, for example, on the Yukon rent survey, an increase in units? If there is an increase of units, what's that number that says it's successful?

Hon. Cory Bellmore: Success would look like a safe and stable housing supply for all Yukoners.

Kate White: A safe and stable housing supply for all Yukoners. For a Yukoner who gets priced out of their home with removing rent control, how is the minister's plan a safe and secure housing plan for Yukoners?

Hon. Cory Bellmore: A safe and secure housing market includes an increase in supply. In order to increase the supply, we need to bring investment back into the market. That is what these changes are doing.

If individuals are needing assistance, we've already mentioned how to direct them in order to get the assistance they need. But the long-term goal is a Yukon with a safe and secure housing supply.

Kate White: That goes back to if Yukoners need help. I'm going to ask the question again. If a Yukoner is being faced with a rent increase they can't afford, the minister has said that they should either go to the RTO office or they should have a conversation with Yukon Housing. There's been lots of conversation now around this.

Can the minister tell me what programs she believes people should be able to access at Yukon Housing to help them with rent that they cannot afford?

Hon. Cory Bellmore: I believe I've already answered this question and would direct those questions to the ministers responsible for the programs.

Kate White: I think it's important that when the minister is telling people that there's a program that exists, that the minister be familiar with it.

Can the minister tell me about the restrictions or the limitations on the one rent subsidy that Canada has, which is the Canada-Yukon housing benefit program? Can the minister tell me what qualifications or the requirements for someone to apply to that program are?

Some Hon. Member: (Inaudible)

Point of order

Chair: Government House Leader, on a point of order.

Hon. Scott Kent: I'm going to refer you to Standing Order 19(c) again, persisting in needless repetition or raises matters that have been decided during the current session. I believe the member opposite continues to ask the exact same questions that have already been answered by the minister. The minister has referred the members opposite to the ministers responsible for these programs, and yet the member opposite persists in asking the same question.

Chair: Member for Whitehorse Centre, on the point of order.

Lane Tredger: Standing Order 19(c) refers to needless repetition. If there were answers, then they wouldn't need to be repeated. But so far, there have not been answers.

Chair's ruling

Clerk: Thank you, members. We previously had visited Standing Order 19(c), and I issued a warning. I asked members to govern themselves accordingly, yet we went down this road again.

I do see that there's a pattern of repetition going on, and so I am going to say there is a point of order, and so I ask members to do their utmost to move this debate forward and not find themselves at odds with the Standing Orders.

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

Kate White: Can a person who's seeking rental support be on social assistance?

Hon. Cory Bellmore: I'm not aware of the criteria for social assistance. I would direct the question to the member responsible.

Kate White: This goes back to again who can qualify, and the minister has directed them to look for that. The answer is no. A person on social assistance cannot apply for the Canada-Yukon housing benefit as it's described.

Can a person who is on long-term disability qualify for the Canada-Yukon housing benefit or be able to access the housing support that the minister has previously mentioned?

Hon. Cory Bellmore: I am not aware of the criteria around folks who are on disability. I would direct that question to the minister responsible.

Kate White: I believe the answer to that is no. A senior citizen, for example, who has gone through the math and made a decision to move into a place like Normandy Living, because rent control was in place, who has possibly more than $100,000 in assets — I'll note that in Normandy Living, you're paying for both the rent and the service — would a senior who has more than $100,000 in assets be able to qualify for the housing supports that the minister has referenced for folks to use if they can't afford their rent increase?

Hon. Cory Bellmore: That is a policy run under Yukon Housing, and I would direct those questions to the minister responsible.

Kate White: I'll note that the answer is no; the senior would currently not qualify.

I can appreciate that members opposite are frustrated. I will say that I'm equally frustrated. But it's not just me. The number of notes or text messages coming in or the number of e-mails coming in show that this is a widespread concern. I think that when a government member is moving legislation that will have the effects that it will have, they need to be prepared to answer the questions about it. I've seen members opposite in Opposition asking government members to be able to justify, to be able to give the data, the information, and now that it's coming back, it seems to have a different standard. So, I'll note that's a concern.

The changes that we're looking at right now may be small, but again, they're going to be mighty in effect. I've been told that statistics don't matter, but they do matter — and that data doesn't matter, but it does matter sometimes. I'm just trying to get a handle. Again, I told the minister that I would drop it if I was told it was ideology and not based on data, but we haven't seen that. We haven't been told that.

We've been told that it was based on an election commitment, but I'll note that nowhere was no-fault eviction included in that election platform or any kind of those speaking notes, and so I'll note that it's going to be Yukoners who are going to be asking the questions next. They're going to be asking where they should go and what they should do based on these changes, and I have to say that I would have anticipated more from a government who said that consultation was important. I know the minister said that there wasn't a need for consultation, so maybe that's the last question. The minister is going to send out information following these changes.

Why was the decision not to send out the information prior to these changes?

Hon. Cory Bellmore: I do agree that information is important, and I do agree that monitoring and finding the right information to see how these changes are affecting Yukoners is also very important, as we've discussed.

I just wanted to say that our government believes that long-term affordability depends on increasing the housing supply, and that's the work that's undertaken here through these changes. A housing market where demand is consistently exceeded by supply will continue to experience the pressures that we're currently experiencing in our housing market. The most sustainable path forward is to create conditions where investors want to reinvest in the market, and that is the work that we're undertaking today with the *Residential Tenancies Act* changes.

Chair: Is there any further general debate?

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 Committee is continuing on with Bill No. 8, *Act to amend the Residential Tenancies Act (2026)*. We are beginning to go clause-by-clause.

On clause 1

Clause 1 agreed to

On clause 2

Lane Tredger: As I mentioned I would, I'll repeat my question from earlier today: Could the minister explain what clause 2 does?

Hon. Cory Bellmore: This section confirms that the rent cap that applied in the owner-occupied living situation — that's what the clause was, and it is removed because it's irrelevant without having a rent cap. So, it was the section that was added

for shared accommodations, but because the section for the rent cap is being removed, the section is also being removed.

Lane Tredger: Does it make any other changes to the way people in owner-shared accommodations experience rent increases?

Hon. Cory Bellmore: No, it just removes the rent cap piece.

Lane Tredger: Section 3 in the current act that we're debating, which will be removed by this clause, says in the second clause: "Subsections 40(1), (2) and (4) apply with respect to any rent increase referred to in subsection (1)."

When I turn to that section, it's the timing and notice of rent increases. Under 40(1), it says that landlords must not impose a rent increase for at least 12 months after the following dates — either the beginning of the tenancy or the last rent increase; (2) they must give this tenant at least three months' notice before that happens; (4) if it doesn't comply with those subsections, then it would take effect on the earliest date that does comply.

So, it looks to me like these sections will no longer apply to owner-shared accommodation. Can the minister confirm if that's correct?

Hon. Cory Bellmore: I thank you for the time to just ensure I knew what I was saying. So, this section just is repealed because of the rent cap piece. So, that whole section doesn't apply. Sorry, maybe you could ask your question again to make sure I'm answering correctly.

Lane Tredger: The minister previously said that this section only removes the rent cap and it doesn't make any changes to the way that tenants who share accommodation with the owner of the accommodation receive notice or timing of rent increases. However, the section as it reads right now before it's repealed by the current amendment says that sections 40(1), (2), and (4) apply in these accommodations, and those are the sections of the act that say that you can only impose a rent increase every 12 months and that you have to give three months of notice in most conditions to impose a rent increase.

So, I am asking — my reading of this section is that it actually means that in owner-shared accommodations, landlords will no longer need to give notice of rent increases of any amount or a limit on how often they can give rent increases. I'm wondering if that's correct.

Hon. Cory Bellmore: Just as a short answer, yes, that is correct. This removes all of those pieces in relation to shared accommodations, as section 3 was only added for the rent cap purposes.

Lane Tredger: That's the opposite of what the minister said a few minutes ago, that this didn't affect the way that tenants in shared accommodations receive notice of the rent increases. It sounds like maybe she just learned this right now. Is that true? Did she know that this would have this effect just now?

Hon. Cory Bellmore: I would just like to say thank you for the opportunity to just clarify that. I just wanted to make sure I was giving the correct information.

Lane Tredger: I do think it's really important that we have the correct understanding of what this bill would do as we discuss it. So, first the minister said this would not make any changes and then she said that it would make changes to the way people received rent increases if they were living in accommodations that were shared with the owner of the accommodations.

Could she explain why these two statements, which are literally opposites, were said sort of back to back?

Hon. Cory Bellmore: I would just like to say thank you and I'd like to continue to ensure that we do have the correct information here. So, I'll just read this section to make sure that we both have an understanding of what it means. It says that the act does not apply to owner-occupied shared accommodations. With the 2025 changes to the amendments, an exception was made to have the rent increase provisions apply so the rent index would apply. This is reversing all of that so that rules related to rent increases and the rest of the act do not apply to owner-occupied accommodations.

Lane Tredger: This is really significant for anyone living in accommodations that they share with the owner. I have not heard it yet mentioned in debate. Why didn't the minister flag this as one of the outcomes of the legislation?

Hon. Cory Bellmore: I'm sure that there are several outcomes to the potential hypothetical questions and outcomes to the changes that are being made here today. I was not asked a question about owner-occupied situations.

Lane Tredger: I did actually ask about this earlier and was told to wait until line-by-line for it.

Could the minister tell me what was hypothetical about my question when I said why did she not tell us about an outcome of this legislation?

Hon. Cory Bellmore: What I was meaning to say is that I can't say how this would affect a tenant as an outcome of this situation because I don't know all the specifics about tenant situations.

Lane Tredger: I will not ask any questions about specific tenant situations.

My question is: Why did the minister not tell the public or the Opposition that one of the results of this legislation is that people in shared accommodation with the owners of the accommodation will no longer be required to receive notice of any rent increases?

Hon. Cory Bellmore: Just as far as the specifics go to the changes in the regulation, the original clause is no longer required. The original clause was added only because of the rent caps. Because the rent caps are being removed, this section is being removed, and the owner-occupied rental situations are not covered under the act in other sections.

Lane Tredger: I disagree. The section that was added, section 3, which is now being repealed, did two things. It allowed for a rent cap on increases in owner-shared accommodations, but it also required notice of those rent increases in owner-shared accommodation. Repealing it is doing two things. It is getting rid of the need for a rent cap, and it is also getting rid of the need for any notice at all for people who share their accommodations with the owner of those

accommodations. Why is the minister choosing to do that in this legislation?

Hon. Cory Bellmore: This section was only added in 2025 because the rent cap was put in place. Because the rent cap is being removed, this section is also being removed, and those types of accommodations are not covered under other sections of the act.

Lane Tredger: The minister has already told us this section does more than just apply the rent cap to owner-shared accommodations. It also applies the need for notice of rent increases to owner-shared accommodations. She could have chosen to remove this section and add a different clause somewhere else that made sure that people in owner-occupied accommodation still had a right to notice about any rent increases. Why didn't she do that?

Hon. Cory Bellmore: These are reversals of changes made to implement the rent cap; it is just simply being reversed to take the sections out that were added for the rent cap. Because this type of accommodation is not covered under the act in any other section, those were the changes that were put forward and agreed to.

Lane Tredger: I understand the decision was made to reverse everything to do with the rent cap, including some of its side effects or some of the additional effects of those pieces of legislation. Was the minister aware that by reversing the entire thing, she was also getting rid of the need for notice in owner-shared accommodation?

Hon. Cory Bellmore: I was aware that this section was being repealed in its entirety.

Lane Tredger: That's twice the minister has declined to answer whether she knew about the effects of this change until about five, 10 minutes ago when I pointed it out. I'm pretty alarmed. I have to assume, based on that, she didn't know — that this is brand new information that she's getting right now, that she's just taken away the right of everyone who shares accommodation with their landlord to get any notice of rent increase. To be clear: Anyone who shares accommodation with their landlord can be given rent increases that apply tomorrow, next week, in one hour. They can be any amount, which is going to be true for everyone. They could say: I increased your rent today; I'm increasing it again tomorrow. There will be no restrictions and no requirement for notice. I can't really imagine being on the 31st of a month and being told: Hey, by the way, your rent has just doubled, due tomorrow. But that will be possible now.

The minister, I don't think, knew it. I do not think she knew that she was allowing this to happen through this legislation. I think it's actually a completely unintended consequence, and that's pretty alarming. I will assume, because she hasn't consulted on any other piece of the legislation, that she hasn't consulted on this effect that I don't think she knew was going to happen. But I'll give her a chance to say otherwise.

Did she consult with anyone about the effects of the changes to owner-shared accommodation?

Hon. Cory Bellmore: Although I've had many conversations, I'm not aware if the conversations I was having were with folks that were in those situations specifically. I didn't specifically have conversations with anybody about owner-shared accommodations.

Kate White: Just to come at this to seek clarity: With the proposed change of repealing clause 3, which is rent increases in owner-occupied living accommodation, for example, where it does say that subsection 41(2) and (4) apply, where it says that there has to be six months' notice instead of three months' notice, is the effect then that in owner-occupied accommodation — for example, a roommate situation — that there is no requirement to give notice? That's what we're really looking for. Is there a requirement in an owner-occupied living accommodation for the owner to give notice to a tenant for a rent increase?

Hon. Cory Bellmore: Of course, depending on the situation of the tenancy or agreement between the individuals, unless they share a kitchen or a bathroom, there is a requirement. If they share a kitchen and a bathroom, they're exempt from the legislation.

Kate White: I'm just going to keep trying to understand this. Was there a reason why, instead of completely repealing clause 3, it didn't, for example, remove subsection 1 and then reference the changes in section 40?

The reason why I'm asking is the minister has just essentially said that folks in shared accommodation where there's a shared bathroom and a kitchen — that in that situation, there's zero rental protections now, and I'm just trying to understand why the decision was to remove any protection at all, not even giving them the benefit that other tenants have of six months' notice.

Hon. Cory Bellmore: The act does not apply to owner-occupied shared accommodations, as I've said.

In 2025, the exception, section 3, was added to have the rules related to rent increases apply. Because the rest of the act does not apply to these types of situations and because we are removing the rent cap, this section in its entirety is also repealed.

Kate White: I guess I'm confused, because section 2 of the existing act, called "Application", has references to section 3. For example, section 2(1) says, "Despite any other enactment but subject to subsection (3)…", it refers to subsection (3), and then it goes on to say: "This Act does not apply to (a) living accommodation included with premises that (i) are occupied for business purposes, and (ii) are rented under a single agreement (b) living accommodation owned or operated by an educational institution provided by that institution to it students; (c) except as provided in section 3, living accommodation in which a tenant shares bathroom or kitchen facilities with the owner of that accommodation."

Why is there not an amendment to section 2 if section 3 is being repealed and it's referenced in section 2?

Hon. Cory Bellmore: I do see that paragraph 2(3)(c) says "except as provided in section 3", and with section 3 repealed, it won't be there in the consolidated act when it's complete. It will reference that. It will reference a blank section, and that is an error.

Kate White: When going through legislation, is it typical to not make all the required changes to sections that are being

repealed? I've been here a long time and I'm not sure that I've ever been told that what exists and what isn't being amended won't matter because we're amending it in a different way.

Can the minister help me understand how come, if section 3 of the *Residential Tenancies Act* is being repealed, there are also not amendments to section 2 that we're debating today or clause 2, I guess?

Hon. Cory Bellmore: I would just like to commend the good work done by the drafters that put this legislation for us together.

As you'll note, as we go through line-by-line, there is another section that had previous errors in it. Sometimes, you do come across an error, and I'd like to just notify that we've noticed that's the case here and often there are corrections to minor drafting errors like this.

Kate White: Just to have it on the record so that error now has been recognized because my colleague the Member for Whitehorse Centre has highlighted it.

Am I also to understand then that there will be future amendments to this legislation based on the error that's been highlighted?

Hon. Cory Bellmore: Similar to section 7 that we'll be looking at later today, changes will be made in the future iterations of the act.

Lane Tredger: Given that the minister's just learned about this effect of the bill — or at least she hasn't said otherwise — will she consider pausing this so that she can consult with her colleagues or consider what the effects might be and see if she actually wants these outcomes?

Hon. Cory Bellmore: No, I won't be pausing this based on that.

Lane Tredger: Why not?

Hon. Cory Bellmore: As I answered already, I was aware that this section was being repealed in its entirety.

Lane Tredger: Was the minister aware that by repealing this section in its entirety, people in owner-shared accommodations who used to have the requirement to get notices of rent increases would no longer be required to be given notice of rent increases?

Hon. Cory Bellmore: I was aware that the act did not apply to owner living accommodations that had a shared bathroom or kitchen other than this section 3.

Lane Tredger: Was she aware that section 3 gave them notice of rent increases as well as a cap on the amount of rent increases?

Hon. Cory Bellmore: I was aware of what was being removed in section 3.

Lane Tredger: I noticed that suddenly I didn't get an answer to my question.

Did the member know that section 3 meant that people who shared accommodations, including a kitchen or bathroom, with their landlord used to get notices of rent increases but no longer would?

Hon. Cory Bellmore: Yes, I was aware.

Lane Tredger: Why didn't the minister say that the first two times I asked?

Hon. Cory Bellmore: I was just trying to make sure that we were getting the correct information, and I was referencing the section 3 repeal.

Lane Tredger: I would have thought that if she was aware of it, she would have known that it was the correct information, but I guess I misunderstood what she said.

What effects does the minister expect it to have that people who share accommodations with the owner of the accommodations will no longer be required to get notice of the rent increases?

Does she think it's fair that they will not have to get any notice of rent increases?

Hon. Cory Bellmore: As mentioned, the act does not apply to owner-occupied situations, and I think that there are likely reasons for that.

Lane Tredger: The act used to apply in these situations to owner-shared accommodations, and I would hope that the minister would know the reasons for the decisions in her legislation. Since the act used to require notice of rent increases for people in owner-shared accommodation and no longer will because of this legislation, I want to ask why that decision was made.

Does she think it's fair that people in owner-shared accommodation will not get any notice of rent increases?

Hon. Cory Bellmore: I do think that there's very good reason why this particular tenant-type situation that we're referencing is not included in this act, and I am aware that we have said that we're removing the rent cap and that section 3 was included in the 2025 version of this act because of the rent cap.

Lane Tredger: What are the reasons that people in shared accommodations should not get notices of rent increases?

Hon. Cory Bellmore: I think I've answered that question.

Lane Tredger: We often disagree about whether the minister has answered a question, but I don't think she's even pretended to answer that question. I'm sorry; I must have missed it entirely.

Could the minister, for my sake, please repeat the reason that people in owner-shared accommodations should be exempt from this section of the act? She said there were good reasons for it; I don't know what they are.I'm wondering if she can tell me as the minister responsible for this act.

Hon. Cory Bellmore: I'm sure that there are very good reasons why this type of accommodation is excluded from the act in its entirety except for the section 3 that was added for the rent cap purposes. Now that we're excluding them from the rent cap — we're removing the rent cap. This section is being removed. They are not covered by the *Residential Tenancies Act* legislation.

I can't list all the potential reasons and guess why this type of accommodation would be excluded from this legislation other than the fact that it's very close accommodation, for sure,

and it would be an infringement on the landlord to control the dwelling of their home in that type of close accommodation.

Lane Tredger: The member is saying that because the landlord is living there, it would be an infringement on them to control the property — to have any rules, I guess — and that's why they shouldn't have to give notice to their tenants of rent increases; is that correct?

Hon. Cory Bellmore: I believe that is correct in that there are specific concerns, I'm sure, for the closeness of this type of accommodation that folks have in their homes when they rent out a room, and that is why they're excluded from the act.

Lane Tredger: The minister doesn't sound very confident about that. She keeps saying "I'm sure", but it doesn't sound like she actually knows that.

Has she discussed those reasons with her colleagues or with the drafters or with her staff?

Hon. Cory Bellmore: These accommodations are not covered by the 2025 act other than the rent cap portion. We remove the rent cap. We remove the portion that covers it.

Lane Tredger: I didn't actually hear an answer, so I'm going to repeat the question in case the minister didn't hear it. Has she discussed the reasons for excluding owner-shared accommodation with her staff, her colleagues, or her drafters?

Hon. Cory Bellmore: The changes proposed in the act as we're looking at it today are few, actually, as we have mentioned, and as this type of accommodation is not currently covered under the act, we did not consider bringing more types of additions to the act.

Our goal was to remove the rent caps and provide some balance between landlords and tenants, and that balance was provided through the change from three months to six months and excluding mobile homes from the no-cause evictions, which I'm sure we'll get to in the rest of the line-by-line.

Lane Tredger: The member just said that owner-shared accommodation is not currently covered under the act. That's actually not true. Section 3 currently covers them.

Could she reframe her remarks given that she just said something that was wrong that her argument was based on? Could she say given that, in section 3, they currently have coverage that this will take away — that is not related to the rent cap? How does that change what she thinks about this piece of legislation?

Hon. Cory Bellmore: This type of accommodation is not covered under the 2025 *Residential Tenancies Act* other than section 3.Section 3 was added because of the rent caps that were added, and so we're removing the rent caps; we're removing section 3.

Kate White: Was there ever any thought or contemplation to doing a different amendment to section 3? Currently, it's about rent increases in owner-occupied living accommodations. I understand that the minister is against the rent control measures, but it could have been amended.

Clause 3, section 1 could say "If the owner of a living accommodation shares bathroom or kitchen facilities with a tenant, subsections 41(2) and (4) apply with respect to any rent increase."

The reason I highlight that is that rent control is gone. It just says that they need six months' notification.

The reason why I'm asking that question is I understand we differ on removing rent control. However, as my colleague from Whitehorse Centre has pointed out, this removes any kind of notification period. There was a way to amend this to include the six-month notification period that the minister has celebrated but still keep a notification period in there.

Can the minister walk us through the reasons why that path wasn't taken so that someone within that situation would still have a notice of a rent increase and why the decision was to remove any notice of rent increase? Really, I'm asking about the notification. As my colleague from Whitehorse Centre has pointed out, removing section 3 means that a person who is renting in an owner-occupied living accommodation will have zero ability to see anything into the future because there's no requirement for notification. As pointed out, it means there can be more than one increase in a 12-month period. It means there's not a requirement for a notification for that increase to take place. Everyone else will be given six months. In this situation, there will be no notification and no one-time increase in a year.

Is there a reason why it wasn't contemplated to amend it so that they would be treated as other tenants as opposed to just wiping out any notification at all?

Hon. Cory Bellmore: As I've said, I think that there are likely very good reasons why this type of accommodation is excluded from all other protections in the act, and I can't consider all the different potential reasons why they have been excluded throughout the act other than section 3 that was brought in for the rent caps.

Kate White: I guess the challenge I have with this is that the minister is responsible for this legislation, and the minister should have, in the process of giving these directions to the drafters, to the department, taking it back to her Cabinet colleagues, that should have been considered. The sole responsibility of the minister when we're talking about this legislation is being aware of the consequences and the effects that this legislation will have on Yukon tenants — period. The minister alone is responsible for this. The minister is moving this through the House. The minister stands with these changes. The minister has justified these changes. The minister is just about at this point in time the only member of the Yukon Party Cabinet who has spoken in support of these changes.

My assumption is that the minister understands why the drafting has been done this way, because based on my limited understanding of drafting instructions, I thought the minister directed the drafters to write the legislation to have the outcomes that were desired. I'm asking again why the decision was made to completely remove folks in the owner-occupied living accommodation from any protection at all — just even the notice period of six months. There was a way to amend this so that there was more protection than just a six-month notification.

I'm asking why, because what the outcome of this change will be is that the minister now will be setting up a subset of tenants in the territory who have zero protection. They won't even have the grace of a six-month notification period for a rent increase. To me, that seems like something the minister should be well aware of. Again, the minister directs the drafters, directs the policy, and so we're just trying to get an understanding.

Why was that decision made?

Hon. Cory Bellmore: What I can share is that the decisions were made in careful consideration between myself and my Cabinet colleagues, and we believe the amendments as they are in front of us are going to do what we asked them to do to support a stable housing market. I will just reiterate that this type of accommodation is and has been excluded for the most part of the *Residential Tenancies Act*, except the section that was brought in for the rent caps in 2025. They were not included previously, and they're not covered under this act as it is. They're not covered. It would be unreasonable to have those types of protections under the *Residential Tenancies Act* due to the type of accommodation they are. It would be an infringement on the landlord's right to control their home.

Kate White: Does the minister or her department have any sense on how many people currently live in this situation? How many people rent rooms in owner-occupied living accommodation in the territory?

Hon. Cory Bellmore: That is not data that we have, and I'm not aware of that number.

Kate White: I understand that's not data that exists right now, because as far as I can tell, there isn't any data.

Is the minister going to direct or request that the Yukon Bureau of Statistics include this type of accommodation in their rent surveys going forward?

Hon. Cory Bellmore: What I can say is that we can ask the Yukon Bureau of Statistics if they feel that information is gatherable, and then we would consider whether that would be useful data going forward.

Kate White: Can I get a commitment from the minister that she will ask the Yukon Bureau of Statistics about this specific kind of accommodation as opposed to that she could possibly? "Can" is not an action word. I'm just asking for a commitment.

Will the minister have this conversation with the Yukon Bureau of Statistics around this type of tenancy?

Hon. Cory Bellmore: I will commit to having a conversation with the Yukon Bureau of Statistics about this type of accommodation in the Yukon and consider if it's possible to gather information or not.

Lane Tredger: I think we're not going to get very much further with this conversation. Just to recap, I pointed out an effect of this legislation which had not been mentioned at any point by the minister and was not mentioned in the description of this legislation. The consequences have had some legal technicalities that are not addressed later in the legislation. I asked the minister if she knew about it before I pointed it out. She avoided the question twice and then said that she did. I will let people draw their own conclusions about what all that means.

It does not appear that this change has been very contemplated. I don't know if other ministers knew about it, other members of the government. I don't know if the Premier knows about it yet given that he's not in the room.

Some Hon. Member: (Inaudible)

Chair's statement

Chair: The member must know by now that you don't make those kinds of references.

Carry on.

Lane Tredger: I apologize; I should not have done that. I don't know if the Premier knows about it yet. It would be wildly irresponsible to —

Some Hon. Member: (Inaudible)

Point of order

Chair: Member for Lake Laberge, on a point of order.

Hon. Brad Cathers: It seems to me that the Member for Whitehorse Centre, having made a reference that was unparliamentary, then acknowledging it and then somewhat ignoring the caution that the Chair had provided by repeating half of the member's previous statement — I think that's in effect challenging the Chair.

Chair: Member for Takhini, on the point of order.

Kate White: Madam Chair, my colleague, in repeating, did not reference an absence but merely referenced the absence of knowledge, possibly, which is a different thing.

Chair's ruling

Chair: I think maybe that's skirting the fact a wee bit.

To the Member for Lake Laberge: Your point is taken. I think the Member for Whitehorse Centre is skirting the line here pretty close. I say again: Everybody knows the Standing Orders. Refrain from those sorts of references.

Lane Tredger: It would be wildly irresponsible to move forward with this piece of this clause without having contemplated it properly or received more thorough answers than we've been provided today. This gives my caucus yet another reason that we will be voting against this clause.

Chair: Is there any further debate on clause 2?

Shall clause 2 carry?

Count

Some Hon. Members: Count.

Chair: A count has been called.

Bells

Chair: All those in favour, please rise.

Members rise

Chair: All those opposed, please rise.

Members rise

Chair: The results are 11 yea, seven nay.

Clause 2 agreed to

On clause 3

Kate White: Can the minister please walk me through the changes that will happen in clause 3? It will be changes to sections 14 and 38. I'll hold on to that until her officials arrive.

Can she please walk us through the changes in clause 3 to the *Act to amend the Residential Tenancies Act (2026)*?

Hon. Cory Bellmore: Clause 3, sections 14 and 38 amended — this is just a minor amendment to align with other changes to the act. They reference section 14(3)(a) and 38 references sections 39 to 41, and they're being replaced with sections 40 and 41, because section 39 is being repealed.

Kate White: Just for clarification, it means that with the amendments folks will still be given timing and notice of rent increases and exemption from timing and notice of rent increases; is that correct?

Hon. Cory Bellmore: I just wanted to clarify the member's question — just that sections 40 and 41 remain. Is that correct?

Kate White: I just wanted to be certain that the timing and notice of rent increases, which is currently section 40 in the current act, and 41, which is exemption from timing and notice of rent increases, will remain. I recognize that the numbers will change, would be my guess. I'm just trying to understand if it's the timing and notice of rent increases, which is currently 40, and 41, which is currently exemption from timing and notice of rent increases.

Hon. Cory Bellmore: It's just a simple renumbering given that section 39 in clause 4 is being repealed, section 14(3)(a) and section 38 just change from sections 39 to 41 to be changed to sections 40 and 41.

Kate White: I'm just looking for clarification. It may surprise some in the Assembly, but I'm honestly not trying to be obtuse right now; I'm actually trying to understand.

Once the numbers change, what's currently "Timing and notice of rent increases" and "Exemption from timing and notice of rent increases" — do those two sections remain? Is that what is going to be referred to in section 14(3)(a)?

Hon. Cory Bellmore: Yes, that's correct.

Kate White: I appreciate that confirmation.

Chair: Is there any further debate on clause 3?

Shall clause 3 carry?

Count

Some Hon. Members: Count.

Chair: A count has been called.

Bells

Chair: All those in favour, please rise.

Members rise

Chair: All those opposed, please rise.

Members rise

Chair: The results are 11 yea, seven nay.

Clause 3 agreed to

On clause 4

Kate White: Can the minister please walk me through what clause 4 will do?

Hon. Cory Bellmore: Clause 4 is repealing section 39. It removes the rule that a landlord must not impose a rent increase that is greater than the amount permitted under the regulation.

Kate White: I know we've been through it before, but I'm asking again: What data did the minister base this decision on?

Hon. Cory Bellmore: I think, yes, we've already answered this question. The purpose to remove the rent cap was because we want to see supply increased in the housing market, and that's what we said we were going to do.

Chair: Is there any further debate on clause 4?

Count

Some Hon. Members: Count.

Chair: A count has been called.

Bells

Chair: All those in favour, please rise.

Members rise

Chair: All those opposed, please rise.

Members rise

Chair: The results are 11 yea, seven nay.

Clause 4 agreed to

On clause 5

Kate White: I'll note that in clause 5, "Section 40 amended", it says "In subsection 40(2), the expression 'three months' is being replaced with the expression 'six months'."

Can the minister tell me how that decision came about? How was the decision made to change from three months to six months for a notice of a rent increase?

Hon. Cory Bellmore: As mentioned, section 40 is amended. It extends the minimum notice of rent increase from three months to six months. This decision was made as we know that there's a balance required in the *Residential Tenancies Act*, and this gives more time for tenants to contemplate a potential rent increase and what they'd like to do with that.

Kate White: Was there a jurisdictional scan done? Are there other places in Canada where there's six-months' notice for a rent increase? I'm just trying to get a sense of how six months was chosen. Was it based on a jurisdictional scan, data from other jurisdictions? Where did six months come from?

Hon. Cory Bellmore: I just wanted to go back to the work that was done in preparing these changes and the decisions that we considered. It has been a long day. The amendments that we believed were the most reasonable are the amendments that are before us today.

Kate White: Again, was there a jurisdictional scan done? Are there other jurisdictions in Canada that have a six-months' notice for a rent increase? If so, which jurisdictions are they?

Hon. Cory Bellmore: I understand a common rent increase timeline is about three months, but again, we were

looking to ensure we were providing some balance for tenants in the act, and that's why we chose this timeline.

Kate White: Just for clarification, when the member said that there's an understanding that three months may be the norm, does that mean that there was a jurisdictional scan of practices around rent increases or evictions without cause? If there's a recognition that it could be generally three months, I guess I'm asking if there was a jurisdictional scan completed about the changes that we're seeing today in the amendment to the *Residential Tenancies Act*.

Hon. Cory Bellmore: The policy work undertaken by the department to bring information forward to me and my Cabinet colleagues to make decisions on was that, and we believe that the information that we have provided here today is the best course of action going forward.

Kate White: Again, I'm just trying to understand. When the minister just said "the policy work undertaken" — was that a jurisdictional scan? What does the minister mean when she said that? Again, this is me honestly asking what was intended behind that word. Was it a jurisdictional scan? Was it advice — because the minister said that policy work was undertaken? I'm just trying to get a sense of what she meant when she said the word "that".

Hon. Cory Bellmore: Just to reiterate, what was intended by the work that was provided was to find a balance and some protections to ensure that we were providing protections for tenants, and we believe that changing from three months to six months was a good balance and that's why it's proposed today.

Chair: Is there any further debate on clause 5?

Shall clause 5 carry?

Count

Some Hon. Members: Count.

Chair: A count has been called.

Bells

Chair: All those in favour, please rise.

Members rise

Chair: All those opposed, please rise.

Members rise

Chair: The results are 11 yea, seven nay.

Clause 5 agreed to

Hon. Cory Bellmore: Seeing the time, I move that the Chair report progress.

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

Motion agreed to

Hon. Scott Kent: 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: 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

The House adjourned at 5:24 p.m.

The following petition was tabled today:

Petition 36-1-3
Utility billing (October 26, 2026) (Gustafson)