



The Yukon Legislative Assembly

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9th Session

23rd Legislature

Debates & Proceedings

Wednesday, March 1, 1978

Speaker: The Honourable Donald Taylor

The following is a list of the members of the Yukon Legislative Assembly who were elected at the general election held on October 1, 1978.

The Yukon Legislative Assembly

Members & Proceedings

March 1, 1979

Whitehorse, Yukon Territory

March 1, 1978

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

Prayers

Mr. Speaker: We will proceed at this time with the Order Paper and under Routine Proceedings, are there any Documents for Tabling?

Reports of Committees? Petitions? Introduction of Bills? Are there any Notices of Motion for the Production of Papers? Notices of Motion or Resolution?

Are there any Statements by Ministers? This then brings us to the Question Period, have you any questions?

ROUTINE PROCEEDINGS**QUESTION PERIOD**

Mr. Speaker: The Honourable Minister of Highways and Public Works.

Hon. Mr. McKinnon: Mr. Speaker, this being the day of the prorogation, I would like to answer a question verbally, if I may, asked by Mr. Fleming yesterday, regarding the area surveyed for the small holding subdivision containing 40 to 50 lots in the Teslin area, is any of this land within the proposed pipeline corridor?

Mr. Speaker: the small holding subdivision referred to is within the pipeline corridor and the subdivision is within the block land transfer, under Commissioner's control.

This means, Mr. Speaker, that Section 37.(1) of Bill C-25 of the proposed act to establish the northern pipeline agency would apply. That portion reads, Mr. Speaker:

"Where the right to the beneficial use or the proceeds of land in the Yukon Territory vested in Her Majesty in right of Canada is appropriated to the Commissioner of that Territory and the Governor-in-Council is of the opinion that such lands are required temporarily or otherwise for the construction, maintenance or operation of the pipeline, including without limiting the generality of the foregoing, lands required for camps, roads and other related works, he may, by Order, transfer the administration and management or control of such lands to the Minister."

Mr. Speaker: it would be unacceptable for us to put these lots on sale until this section of the pipeline Bill is clarified. All Honourable Members know the Government's position on this section of the Bill. We asked for negotiations to take place for a bi-lateral agreement and an exchange of lands between the Federal and Territorial authorities.

Mr. Speaker: I will be asking your concurrence and the concurrence of the House to bring such a position forward on behalf of all Members when I appear before the Standing Committee next Tuesday on this Bill.

Mr. Speaker: Are there any further questions?

Mrs. Watson: Mr. Chairman, a supplementary question regarding the subdivision in Teslin. Since it was a federally developed recreational subdivision, when was the block land transfer made to the Territorial Government for that area?

Hon. Mr. McKinnon: Mr. Speaker, the Honourable Member is not aware of the growth of the Teslin area. We are talking about two separate areas. One was a Federal recreational subdivision out of the Teslin area a few miles. This one is

a small holdings subdivision within the block land transfer of the Teslin subdivision. This has been our point, we have so little land to work with anyway, 361.6 square miles, the Federal Government having the right to expropriate any part of that land for pipeline purposes, leaves us in a very difficult situation.

Mrs. Watson: Mr. Speaker, I will give the Minister an opportunity to make a few political points. What is the size of the block land transfer, the total size of the block land transfer for the Teslin community?

Hon. Mr. McKinnon: It either could be one square mile or two square miles, or perhaps the Honourable Member from Teslin can help me out. In either way, Mr. Speaker, it is just so limited that it is ludicrous, that is all I can say about it.

Question re: Land Development

Mr. Lengerke: Mr. Speaker, a question for the Minister of Local Government with respect to land and land development.

I understand there is some litigation now between the contractor and YTG with respect to land in Porter Creek, a portion of the new subdivision. Will this have any bearing on the bringing on stream of those lots this spring? Is there any problem with the schedule of bringing those lots on as a result of this?

Hon. Mr. McKinnon: Mr. Speaker, this is truly *sub judice* and I can't comment, other than to say that than contract calls for completion date of August 15th last year. Mr. Speaker, I wish all contracts were completed on time. The contractor made a pot full of money, and the Territorial engineers were all happy with the work and the services were provided to the people who had paid the money out for the lots and the services to be provided. When you are in the competitive bidding area and a low tender applies, sometimes all of those things don't work out, Mr. Speaker, and then the normal contract regulations have to apply and you get into all of these problems which are just abhorrent to everyone, particularly me because I sit and take the brunt of it for not having the services provided at the time we requested and required, and the contractor signed on the dotted line, he would deliver.

Mr. Speaker: The Honourable Member from Hootalinqua.

Question re: Social Workers in Teslin and Carcross

Mr. Fleming: Mr. Speaker, a question for the Minister of Human Resources this morning: in the last Session, I was asked a question or two about full-time, fully qualified resident social workers in the area of Teslin and Carcross. At that time, I think the Minister responded saying they were getting some input and looking into the situation. Has there been anything developed at all since then that the Minister add in this area?

Mr. Speaker: The Honourable Minister of Human Resources.

Hon. Mrs. Whyard: No, Mr. Speaker, I have nothing new on that subject. I recall a question regarding community alcohol workers. I don't recall a comment on a full-time social worker, but I can check again, Mr. Speaker.

While I'm on my feet, I would like to table the answer to a question of Mr. Fleming concerning the *Indian Act*.

Mr. Speaker: The Honourable Member from Pelly River.

Question re: Faro/Impost Fees

Mr. McCall: Yes, Mr. Speaker, I have a written question for the Minister for Local Government.

In view of the fact that an impost fee of \$1,000 a lot was made by Cypress Anvil Mining Corporation to the Government of the Yukon, with respect to the last completed subdivision in Faro, how much was the total impost fee collected? What percentage of the impost fee was returned to the Town of Faro,

and what other communities in the Yukon have paid impost fees?

Mr. Speaker: Are there any further questions?

The Honourable Member from Hootalinqua.

Question re: Taxation Reassessments in Outlying Districts

Mr. Fleming: Yes, a question for the Honourable Minister of Local Government this morning: in the area of the outlying districts, such as Teslin or any other areas that might be affected, when does the Minister expect to have reassessments in those areas?

Hon. Mr. McKinnon: Mr. Speaker, there is a reassessment schedule that I would be pleased to bring forward for all Honourable Members of the House.

Mr. Speaker: The Honourable Member from Whitehorse Riverdale.

Question re: Transport Public Utilities Board

Mr. Lengerke: Mr. Speaker, a question for the Minister of Consumer Affairs: I understand the Board, with respect to the *Public Transport Utilities Ordinance*, or that administered that, I believe they do not have a Chairman. I wonder if the Minister could bring us up to date on the situation, with respect to members and the chairman position.

Hon. Mr. Hibberd: Mr. Speaker, the members of the Board, their term expires as of yesterday, actually, and there have been new appointments made and I do not believe the Chairman of the Board has yet been appointed. I will inquire further, through, for the Member.

Mr. Speaker: The Honourable Member from Ogilvie.

Question re: Northern Wilderness Park

Ms Millard: Mr. Speaker, a question for the Minister of Consumer and Corporate Affairs, concerning the wilderness areas parks which were proposed for the northern Yukon.

It says in the papers we received that consultation is taking place with the Territorial Government and I understand that that hasn't advanced very far, but I'm wondering if the Minister has any comment to make at this point on a co-operative effort between the federal government and the Yukon in consideration of extending the park to include the whole Porcupine caribou travelling area.

Hon. Mr. Hibberd: Mr. Speaker, I am not sure I heard the first part of your question. I think it was the consideration of the Territorial Government with regard to extending the area for the proposed park. As I said in this House last week, the involvement of the Territorial Government in the projected formation of that park has been minimal, to say the least. The one thing that we have tried to do is impress upon the people that have been involved in it to date, i.e. the Federal Government, that it is necessary to develop a total management policy for the entire northern Yukon because it involves not merely the one area, as you suggest, for the caribou herd itself. It projects a good deal farther than that.

It involves the whole area of the projected Dempster lateral pipeline, because that in turn also, the three migratory routes of the caribou herds, two of them cross that projected route, so there is a good deal of work to be done in assessment of this. The work has not as yet been done, and this is what we are trying to do is develop goals and objectives for the whole area, do a good deal of research to get that in place and then develop a management plan for that area.

Mr. Fleming: Mr. Speaker, I guess more or less to apologize to the Minister of Human Resources, I think she is right in the question I asked her. I don't think she really can even answer it, if that is the case that I was speaking of another worker, actually. I wonder if I could rephrase the question properly to her so that she would understand?

Mr. Speaker: Proceed.

Mr. Fleming: What I am speaking of now is a full time, fully qualified residential social worker, and I am wondering if the Minister has had any input from the communities of Carcross and Teslin in this regard?

Hon. Mrs. Whyard: Mr. Speaker, I have not had a specific request from those communities for a full time social worker.

Mr. Speaker: Are there any further questions? We will then proceed to Orders of the Day, and motions.

ORDERS OF THE DAY

MOTIONS

Madam Clerk: Item Number 1, standing in the name of the Honourable Member, Mr. McIntyre.

Mr. Speaker: Is the Honourable Member prepared to discuss Item 1?

Mr. McIntyre: Yes, Mr. Speaker.

Mr. Speaker: It has been moved by the Honourable Member from Mayo, seconded by the Honourable Member from Whitehorse Riverdale, THAT the Seventh Report of the Standing Committee on Rules, Elections and Privileges be concurred in.

Mr. McIntyre: I call question, Mr. Speaker.

Motion agreed to

Mr. Speaker: We will now proceed to resolutions.

RESOLUTIONS Madam Clerk: Item Number 1, adjourned debate, Mr. McIntyre.

Mr. McIntyre: Stand.

Mr. Speaker: So ordered.

Madam Clerk: Item 2, adjourned debate, Mr. Lengerke.

Mr. Lengerke: Stand.

Mr. Speaker: So ordered.

Mr. McCall: Mr. Speaker, I would move that Mr. Speaker do now leave the Chair and the House resolve into Committee of the Whole.

Mr. Fleming: I second that.

Mr. Speaker: It has been moved by the Honourable Member from Pelly River, seconded by the Honourable Member from Hootalinqua, that Mr. 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

Mr. Chairman: Would the Committee come to order. This morning we will be discussing the Green Paper on Rent Stabilization, after a brief recess until 10:30.

Recess

Mr. Chairman: Would Committee please come to order. The paper on Rent Stabilization. Any discussion?

Hon. Mr. Lang: Mr. Chairman, I would like to make a few comments, prior to getting into debate on the subject.

As you know, we feel this complements the housing strategy that was discussed yesterday and agreed to in principle and we felt that with the public concern that has been expressed in various orders, that it would warrant an in-depth discussion on the issue of rent stabilization.

It should be pointed out, Mr. Chariman, that our economic

system is based on the concept of supply and demand, which is adequately covered in the housing strategy paper, and it is felt by our Government that housing is one of the basic necessities for survival. During times of short supply, the Government may have to intervene to provide some protection to the consumer.

The coming period of economic expansion could bring a shortage of housing if the necessary steps are not taken and in order to insure that the cost of housing does not rise beyond the means of those not receiving the expanded income related to the economic boom, some form of rent stabilization may have to be considered.

I think, Mr. Chairman, it is fair to say that rent stabilization must not be viewed as an end in itself, because it deals with only a symptom which results from the real problem of short supply. Rent stabilization can only be effective for a very short time, as well as dealing only with the symptom, therefore, the Government feels that the actual implementation of rent stabilization should be delayed until it can be fairly clearly demonstrated that a form of control is required. Here in Whitehorse, which is the area which would be largely affected, for the rental survey that was completed here in December, the vacancy rate has been dropping quickly.

But at the same time, it should be pointed out, Mr. Chairman, that we have done a rough comparison to other cities in rentals and, at the present time, it would appear that we're comparing on a comparable level where there has been rent controls put into effect.

For an example, a two bedroom apartment would average approximately \$294 a month in Whitehorse, while in Edmonton, the average, depending on the type of building, ranges from \$240 to \$395.

In Calgary, from approximately \$258 to \$323 per month; in Vancouver at \$268 per month and up for a similar type of building. The figures that I am quoting, Mr. Chairman, are from recent surveys conducted by government agencies in each of these jurisdictions, allowing for the higher construction costs and a relative newness to the Whitehorse housing market, our rents presently would appear to be not out of line at present in comparison to the other areas of Canada where controls, as I said earlier, had been put into effect.

You will recall last Session I pointed out that the rental market is going to be continued to be monitored by the Economic Research and Planning Unit and will be updated on a regular basis.

Mr. Chairman, as I have said earlier, I am not looking for an immediate implementation of rent stabilization, but at the same time, I feel it is important that a game plan, well thought out, should be put before the House. This is why this Green Paper has been presented. It outlines the various methods that have been employed in other areas, and the one that we have looked at and should be given serious consideration, if we were to go that route has been outlined in the Paper.

I think that in developing the recommendations, Mr. Chairman, there were two objectives taken into account. First and foremost was, of course, to prevent the increase of rents to unreasonable levels during a period of severe housing shortage. The second objective was consideration that, to the greatest extent possible in light of the primary objective, to encourage private investment in rental housing. In this respect the Green Paper specifically exempts the rents on newly constructed projects, but makes any subsequent increases subject to review. The intent is to encourage the flow of private investment into the construction of rental accommodation, at the same time protection from unreasonable increases is provided to tenants in existing rental properties.

Mr. Chairman, as a government, we are expecting land-

lords to act in a responsible manner if they are contemplating increases. In view of the fact that the administration of such a program would cost in the area of a minimum of approximately \$75,000.

I WOULD SUBMIT, Mr. Chairman, that it is to the Yukon taxpayers' benefit that a program such as this should be avoided, if possible.

Mr. Chairman, I think it's fair to say at the same time, that this Government is taking a different tact than other provincial governments where they have just come in with legislation. I think that we have tried to do this in a responsible manner to bring in the concept that we would envisage if rent stabilization were necessary and at the same time, give the landlords the ability of seeing what our intentions would be if we were to go that route.

I am hopeful, Mr. Chairman, in view of the comparison of rental markets within the Yukon, as opposed to neighbouring jurisdictions, that we won't have to go this route.

As I said earlier, it appears that our rents are comparable to what has gone on in the other provinces where rent controls have been in effect, and I think it speaks well for the people that have invested in this market and attempted to keep a responsible level of rent increases down to a minimal that's relatively acceptable.

At the same time, Mr. Chairman, I think it's fair to say that if anyone has been building a house within the last two years, one has to look at the investment one has to put in. I take my own experience and I know what the costs are. A new building, to build a new building in 1977-78 dollars, you're looking at approximately an increase in the area of \$5,000 or maybe \$10,000.

Obviously, if someone is going to invest in the rental market and are prepared to put that investment forward, they are going to have to get a return on their money just to pay for the investment, not even looking at the concept of some profit.

So, it is obvious to me that I do not think we can delude ourselves that rents are going to increase, just like it's going, the costs are increasing to the homeowner with the costs of electricity going up, the cost of fuel going up, all these costs are added into, whether you are in the rental market or whether you are a private owner.

All I can say, Mr. Chairman, is re-emphasize once again that we are expecting the landlords to be responsible in their increases so that the Government doesn't have to take a role. We are trying to avoid it, but, at the same time, we are monitoring the situation to see whether or not it is necessary that we have to step in to avoid anyone ripping off the general public.

With those few remarks, Mr. Chairman, I would like to hear comments of some Members. It is a very difficult area and I should point out that if this were to come into effect at some later date, if the Government felt it was necessary, it would probably be administered through Consumer and Corporate Affairs, now that we have an elected Member in that area.

Mr. Fleming: Mr. Chairman, I do agree with the Minister in many of the areas he is speaking of. I think we are right back down to the same old story again with rental, the increase or the demand is what controls it. I can't see any government anywhere trying to really get control of a rental situation. I just can't see it. I think it has been proven all over Canada that it just does not work. It does, in many ways, knock private enterprise in the head again. It is just something that the Government cannot really control.

I look at the Yukon in a situation where there is a possibility of a boom and bust situation here, again, due to the pipeline. I would look at the situation in this way, if you had some authority in position and ready to go if the problem got too large and

the people started to take things away from people, overcharging and all that, if it was there and prepared to go so through Regulations, although I do not like to do it that way, but if it is prepared and ready, that it would not take a year or two to get into action and say let us slow this thing down. You can't do that. That mechanism would have to be put through to last, not forevermore, but through the bust and boom and when it is over, go back. The supply and demand as soon as it is over will control itself again. The minute the pipeline is finished and things quiet down, you will find all sorts of homes to rent.

This, in my opinion, is the only thing that you can actually do with rentals. I can see no way that, as a Government, I would want to get in and try to actually control them at this time, or any other time.

Hon. Mr. Lang: Mr. Chairman, this is exactly the position of the Government. I am glad to hear the comments of the Honourable Member. I think that it is fair to say that in other jurisdictions it is very questionable whether the concept of controls or stabilization has impeded the increase in rents.

For an example, in British Columbia, and it is outlined in this Paper, the maximum that was allowable under their legislation was eight per cent. Well, all of a sudden eight per cent became the minimum. Every year it was a case of eight per cent, whether it was necessary or not. The ironic part about that is that my understanding that British Columbia had brought in a form of control, and in comparison to Ontario, their rents were higher than Ontario, which at that time did not have controls.

Any thought towards a program of this kind has to be carefully thought out. I think that we have done a lot of work in this area, trying to come up with a reasonable plan that would work, and at the same time encourage the private investor to continue investing in this market. With the concept of a rentalsman and a rental board, in dealing on an individual basis with a landlord's property, I think that it is in all fairness to the tenant as well as the landlord.

As far as I can see, Mr. Chairman, we would like to think that it can be avoided. I feel that a lot of the landlords here have been long time Yukoners, have tried to maintain a comparable level to the wage earnings of people, as well as the cost of living. I would like to think that they would continue this in the future so that we can avoid the political people being forced to go into a situation of putting a program into effect that is going to cost the taxpayer.

As I said earlier, in the area of \$75,000 and maybe even higher.

Now reading the Highway Panel Report, they're recommending a rental board with no rentalsman, but the point is that you need administration if you're going to have a board. So therefore, you might as well have someone who is monitoring the situation on a daily basis.

I think that if we can, if we can get co-operation from the federal government, which is a big "if", I think as we all know with the land development, and go through the housing strategy and attempting to work with the communities and encouraging the private sector to invest, I think we can avoid this situation.

You see, one of the problems you have is everybody is looking at the pipeline as the end all and be all of economic development in the Yukon. As a Yukoner who has been here for many years and looking to be here for many years to come, I would like to think that there is something that is going to be going on past the pipeline, once it is constructed. As you all know, it's an eighteen month, two month period of time that will be involved in this particular project in the Yukon.

I think that it is evident already that things will be occurring,

as the Honourable Member from Kluane raised, the Shakwak Valley Project. It looks like that will be continuing, probably, to 1990, which will also have a spin-off effect in Whitehorse and more so in Haines Junction and the areas affected.

But I would like to think, Mr. Chairman, that we can avoid this kind of legislation. The Honourable Member said there should be a plan that could be put into effect by regulation. Well, I don't feel that that would be the route that would have to be followed, it is a case that it would have to be legislation, if it were to come into effect.

I think, at the same time, Mr. Chairman, that another major reason that you are seeing this paper is in answer to the Lysyk Report and various questions raised by Members here, over the past year or two years.

I think it outlines it very well, just exactly what the costs would be and I think we would have to look at it with a great deal of reservation.

Mr. Chairman: Mr. Lengerke.

Mr. Lengerke: Mr. Chairman, I am certainly pleased to see that the Government did, you know, bring forward certainly a paper that identifies at least that they have looked at some measures and there are methods available to us.

Certainly, I agree with the Minister's statements that I hope we do not have to put into effect any of these measures, because I think rather than spinning our wheels looking and trying to figure out ways and means of administering such programs, that we should really be looking at, as we discussed earlier and it has been voiced many times, how to bring more land on stream, how to get conventional housing on stream, because certainly this is, I think, the answer to it.

I think it's a case of, as it's been said before and I don't want to belabour it, supply and demand and that will certainly affect rents and the way landlords treat their tenants and all the rest of it.

I do have a question of the Minister, which I think would be rather interesting to know the answer to: since the Yukon rental survey, which was completed in November, I wonder, because I know that the Government has assured us that they're monitoring on a daily basis, I wonder if he could provide us with the information as to how, what has happened to the rents from November to February.

Mr. Chairman: Mr. Hibberd.

Hon. Mr. Hibberd: Mr. Chairman, the rental surveys are being carried out by the Economic Research and Planning Unit and I believe it is to be published on a quarterly basis and, as yet, the next survey is not available.

Mr. Lengerke: Mr. Chairman, I realize, I don't want it in a published form, but surely to God, if they are doing it on a daily basis, they could tell us what is happening to date and I wonder if we could have that information.

Mr. Chairman: Mr. Hibberd.

Hon. Mr. Hibberd: Mr. Chairman, I can find out what's available, but I doubt if it has been synthesized into a form that can be reported on, because they don't do that certainly on a daily basis.

Mr. Lengerke: Could they give us some sort of a trend, if, in fact, they are doing good, if they are compiling a list, they should be able to say yes, rents have increased since November. Maybe not exactly the percentage, or no, it looks like it is pretty stable. Could we have that kind of an answer from them?

Mr. Chairman: Mr. Hibberd.

Hon. Mr. Hibberd: I will find out what I can, Mr. Chairman.

Ms Millard: Mr. Chairman, that brings up exactly what

my question was going to be about, was about data gathering. I think the basis of this whole rental stabilization plan is good data, and it should be immediately available. We should be on top of it and finding out daily where things are at. Otherwise, how are we going to be able to implement this program.

Are we going to be relying on the Economic Research and Planning Unit to do all this, or is there a data gathering centre in the works somewhere?

Hon. Mr. Lang: Mr. Chairman, from Government's viewpoint, we feel that a quarterly report is essential. At the same time, Mr. Chairman, it should be pointed out that if it is a case where the Honourable Member is expecting somebody to be on the telephone for eight hours a day, attempting to update information on a daily basis, you are going to be looking at more man years. These people are doing other things as well. For an example you had the report on gambling and this kind of thing that came from the same unit.

We are trying to compile the information and once a quarterly report is out, it will be tabled in the House, Mr. Chairman.

Ms Millard: So, Mr. Chairman, the answer is that the Economic Research and Planning Unit will be the ones who implement and do the research on this, maybe not implement, but do the research on this program, and we cannot expect any expansion of the system as it is to cope with not only rent stabilization, but a lot of other economic problems that are going to come up with the pipeline. Is that correct, Mr. Chairman?

Hon. Mrs. Whyard: Mr. Chairman, in answer to the Honourable Member's question, this Government is expanding in other areas through information resources to compile such data and to have it available in conjunction with research carried on by the Economic Unit. This is part of the plan which is now being phased in through information resources, which includes also the Pipeline Information Centre, which we are working to try to have opened very soon. That is envisioned as the central core of a Territorial information project.

The Pipeline Information Centre, which Honourable Members asked for at the last Session, is visualized at the municipal level of information and data collection, and this Government, through its other areas and through its other branches, will be compiling other data at a Territorial level, which feeds in and out through the municipal one.

It is a two level stage, and the Honourable Member is quite right, Mr. Chairman, it is not just the Economic Research Unit which will be acquiring and collecting that kind of information.

Mr. Berger: Mr. Chairman, I agree with this Green Paper, but on the other hand, something puzzles me and has not come to light yet. When will the Government step in? When will the Government think that the rent increases are high enough? What is the level? Who is going to trigger this rent control and what type of rent control? Will we be considering a bill in this House after the fact, like as we talked about the impact? Will it be eight months after the fact and in the meantime are people going to have to suffer and maybe even have to move out because they cannot afford to pay the high rents? When will the Government step in? What is the cut-off point? What is considered a reasonable increase? How high can the landlord go?

Mr. Chairman: Mr. Lang.

Hon. Mr. Lang: Mr. Chairman, as we said earlier, we are monitoring the situation and the final decision whether or not legislation will be brought in here would be made by the elected Members in the Executive Committee and I would suggest that the Honourable Member look on page 3, and I

think it is Section 4, it states: "Existing rent means rent as a date established by legislation and thereafter approved incr-

It's a very important statement, Mr. Chairman, because we made it very obvious we were not prepared to put a date on that. That is a date that would be decided, in the final analysis, by the Legislative Assembly when it was discussed clause by clause if Legislation where to be enacted.

I just will reiterate once more, Mr. Chairman, I would like to think that we do not have to go this route. I think the Honourable Member from Riverdale and the Honourable Member from Hootalinqua have spoken very well to this aspect of housing and all I can say, Mr. Chairman, if the private sector continues to invest and land is on the market in areas where land is not available, I would like to think that this is not a step we would have to take because once again, it is the Yukon Territorial taxpayer that would be paying and you're looking at about a \$75,000 bill minimum, and probably maybe even higher, in the final analysis.

Mrs. Watson: Mr. Chairman, I have read the paper with interest and have read it over several times and have read several books and publications on rent control, because it has been a problem that's faced our country for the last ten years, every province. The results and the publications that deal with rent control and who have some statistics on the results of rent control, really are not that rated in support of rent control but there are certain factors that a lot of publications emphasize that should be looked at before a decision is made whether you should go for it or not.

I think Government can do a great deal, other than rent control, to control and make sure that the people of the Territory, who must rely on rental accommodation, are not asked to pay too high a price. The one biggest way, in the Yukon, that the Government can, in fact, help keep the supply of housing up, which is the one big thing that is better than rent control, is to increase the supply and that is to get developed land on the market.

We say it over and over in here and it is our biggest factor, to get land, developed land preferably, on the market, and now, not in 1981 and 1983, but now. That should be the top priority of Government.

Government should also look at their role in public housing and I think in the paper that we dealt with yesterday Government sort of recognized this also, that they should be providing public housing or encouraging municipalities or other organizations to get into public housing, particularly for the area for senior citizens.

So, these people who are on a very, very limited fixed income are not going to suffer from the high cost of accommodation, and still the Government won't have to go into the rent control aspect of it.

For low income families, and our Housing Corporation has gone into that, I think they are going to have to do more. There is a need for more of this kind of housing whether we like it or not, whether we like the fact that we are going to have to subsidize some of the housing, we just have too many people where there is a single parent who is responsible for two or three children on the income and paying a babysitter and this type of thing are just not going to be able to accommodate out of their salaries, their rents for the accommodation costs that they will be required to. So, there will be a need to continue the low income accommodation for low income families, whose rental will then be based on their income and their ability to pay.

One area that has not come forward at all, and I think it is something that the Territorial Government has likely considered and is probably concerned about, we are talking about

people on fixed incomes. I refer to the employees of the Territorial Government, particularly to the employees of the Territorial Government who live outside of the City of Whitehorse. Mind you, many of them will be affected by accommodation costs who are living within the City of Whitehorse. Now, these people are going to be on fixed incomes. They are on fixed incomes, and we have seen nothing in these papers. We have seen nothing at all where the Government of the Territory is indicating that they are even considering means whereby, one, they could help this group of people around a fixed income, and there are many other people in the Territory who are on a very definite fixed income, clerks and so on, and also, to ensure that these people stay with their employers and do not go for the high income that will be available on a short term basis. I do not know whether the Government has faced this issue at all, but I would hope that they are giving some consideration to it. I know that people within the Government service are concerned about it. That is one area where some thought and positive steps have to be taken.

One area that was mentioned, I think briefly, on the amount of housing available, is rent control can be defeated by the supply. Only if the supply is not controlled. I think that is a big key, if the supply of rental accommodation is controlled by one group, or one sector, or one company with mushrooming little companies, then you are in a dangerous situation. They are going to be able to dictate the rental prices. If you have a situation like this in any community in the Territory, then the Government is going to have to have a look at it, because the supply then is not really going to affect the way it should, the rental that is being charged for the accommodation.

I am rather surprised that there has been no indication that the surveys that are being done are also looking into whether there is a possibility of control of rental through ownership of rental accommodation. That is one of the key factors.

Another thing that Government could do and have not addressed themselves to and it may be that within the budget that there will be some indication of that, we have just had an announcement of the significant increase in assessments in the Municipality of Whitehorse and the assessments will also be increased in all municipalities and in all areas of the Yukon.

That increase in assessment is going to be carried by the landlords who own apartments and rental accommodation. The Homeowner Grant does not apply to people who live in rental accommodation.

When you think of the very generous funding that the Government is giving to the individual homeowner and has given no indication that they are even considering the person who is not a home owner but who has to rent his accommodation, and I know you are entering into a very, very ticklish situation because you don't want to subsidize a landlord, but you just cannot turn your back, with the new assessments and the increase in costs of municipal services, the increase in costs of utilities, and not giving some consideration to these people who are, in fact, also paying for their accommodation and are not getting assistance from the Government.

Mr. Chairman, I differ with certain Members who said it should be done by regulation and who want to know when rent control is going to come into effect. In fact, I have great concerns even with the paper coming into the House and disclosing the hand of Government as far as they have, because I would envision when rent control comes in, it comes in zap, especially if you are going to set a baseline of rent at a certain time. I know the very fact, when this paper comes into the house in December, that there is an indication that Government might limit rental, as of a certain time, your eight per cent becomes a minimum of increase. People are human beings, it's a normal thing.

So, I would hope that if the Government does decide to go for rent controls, some means of rent stabilization, they do it by legislation just like that so that there is no ability for anybody to get around and take one last advantage of the freedom of the market place.

So, Mr. Chairman, I would agree with the general philosophy of the paper which is to stay away from it if we possibly can, but I have made points where I think that Government has a responsibility to look at, in order to prevent rent controls being needed.

Thank you, Mr. Chairman.

Mr. Chairman: Mr. Lengerke.

Mr. Lengerke: Mr. Chairman, I do not want to belabour a particular point. The Member from Klondike did make one though and I think it is worthwhile going on.

He was asking how and when would controls be brought in, if in fact they were to be considered. I think this was discussed by myself, I was trying to raise the importance of this point when we did talk of the concept of a monitoring centre and an impact centre, what have you, in previous discussions.

Certainly the Minister has said that it will be the Legislative Assembly, or certainly the responsibility of this body or other people who will sit here in our places will have to make that decision. But we have to make sure that they have tools to make that decision with.

That is why there really is a very, very critical situation here, and the importance of monitoring this on a very daily basis. I realize the Government, they're shaking their heads and saying, yes, we know. That is why I've asked the question of I want some details today, because it's very indicative. If you can't tell me what's happened from a certain period of time to this point, in a broad way, that I'm really beginning to wonder just where the baseline data is going to start.

The Member from Kluane raised a very interesting point and she brought it out that we have an increase in the assessments across the country, across Yukon, and this in effect, right now, is going to have certainly an impact on the rental accommodation and rents are going to go up, or they are going to be affected one way or the other.

How are you going to answer, or I am going to answer later on, when we are questioned? Did the pipeline have a marked impact on rental increases? How are we going to know if it was due to the assessments that would normally have taken place or due to the pipeline, or what? The importance of certainly monitoring on a daily basis is very critical, and I would be very interested to see the results today of the figures if rents have increased since even the survey was put into this House.

Hon. Mrs. Whyard: Mr. Chairman, there is a great deal of justification for the Honourable Members' comments. In addition to official monitoring, I think all of us have been doing our own personal research in these areas as we come in daily contact with people who may or may not be unjustly receiving rental increases. My own personal little survey among people who work in stores and shops along Main Street in this community has indicated to me that there was a threat of increases last fall and summer when the pipeline frenzy was upon us, aided and abetted by the national press. It has peaked and sloped off. The girls who were threatened with increases in rent, and most of these people, Mr. Chairman, that I am concerned about are those are never ever going to sign a lease who are short term perhaps renters, who are at the mercy of anyone who is renting space to them. They inform me now that the increases they were threatened with a month or two or three ago, did not, in fact, occur, that they have stayed on where they are and they are watching closely.

I think that it should be a great support and encouragement to people who are in that situation to know that there is now an

elected Member in this Government in the consumer affairs area who can be considered something of an ombudsman to whom such reports can be made directly and in person. Not just some great amorphous, anonymous government survey being done. I am considerably encouraged by the fact that there is someone in position now for such people to bring their information to or their complaints or ask for advice.

Mr. Fleming: Mr. Chairman, I was very interested in the Member from Riverdale's comments. I think he hit on something that I would have liked to have mentioned before too that in looking at the situation, as a suggestion or some advice, I would say that the Government not just look at the rental situation as the person who is going to rent the premises. Too often I think that governments do this. They start at the bottom and say the rent is too high, so we have to look at what the renter can pay and so forth and so on. They forget that at the top, way up at the top somewhere, I was interested in this when he spoke about the taxes and the Member from Kluane also, that this is where some of these things start.

If you're going to pay interest of ten per cent or twenty per cent on monies to start to develop it and I'll take the industry of housing and apartments and so forth, you pay that high rate of interest. Then the contractor, to back himself up, must charge three times what he should, possibly, to build the apartment and it just comes right on down the line and there is no way that anybody, of course, can control what he has to have to pay, the taxes and the bills and so forth.

So, I think that when they're looking at the situation, look at the tax situation and, in Government, they should have some incentive towards small business. I find this in Government, all government, not only this Government, with many governments, and I think it's all over Canada that the last government that we've had here in Canada has not really looked at some incentive for small business, or even large business, any business at all for that matter, in the last eight years that I know of.

That is, in the Yukon, where you have to look and give them some incentive. I don't know the answer, but I'm sure that they must have that some way, to either get lower cost loans. Some way, maybe, you are overcharging them, maybe overtaxing them. Look at the situation and see if maybe this new set-up that you're bringing in now is not going to cause rent in itself to go up. It can't help it, if they don't get that help somewhere.

This, as I say, is just a comment because I feel that this is something they should really look at, not just the rent, the idea of a person renting a home, it starts at the top somewhere.

Mr. Chairman: Mr. Berger.

Mr. Berger: Yes, Mr. Chairman, the Minister of Human Resources made a statement here which I find quite amusing. She said we have an elected Member now in charge of Consumer Affairs, which is very nice. This Member would be very effective if there were a policy which he could follow, laid out by this Government.

But, to my knowledge, and this green paper doesn't show me any policy. It doesn't show any policy to the people in the Yukon. It shows a possibility, but there's nothing laid out and this is why I asked the question before, what will trigger the whole effect of rent control?

This is what the people are concerned about in this Territory right now. And the Honourable Member from Kluane raised a very valid point when she said people on fixed income, Territorial Government people. When I said so in the House before and I will say again, part of the high rents right now in this Territory should be laid right on this Government. By saying yes, up to thirty per cent of your gross income is a fair rent.

I say no, because the cost of living is thirty to forty per cent

higher than anywhere else in the provinces. So, in other words, the person on a \$15,000 to \$20,000 gross incomes, he has thirty or forty per cent already less left than the person earning the same amount in the provinces.

To me, a fair rent would be if the Government would come forward and say, our policy now is to say twenty per cent of a net income, which makes a big difference in rents.

But this Government was the one that set the rents in the private sector, by saying, no, up to thirty per cent of the gross income is a fair rent. This is what is happening everywhere in the Territory, that private enterprise looked to the Government and said, well, they gave us an example, we've got to raise the rents.

Where is the policy, Mr. Chairman, of this Government? What is a fair rent structure? What are we looking at? This is my question, Mr. Chairman.

Hon. Mr. Lang: Mr. Chairman, I think the Honourable Member has raised a very good point. I think it is fair to say that as far as the Government employees are concerned, I think that the Government has attempted to increase their wages on an annual basis to be in comparison with what one makes in private enterprise. I can take a specific example with an employee who was employed with the Government here in 1970 and I believe he was paying about 23 or 24 per cent of his salary to rents. Since that time, the comparative market rent structure came into effect in reviewing it, he is paying approximately 14 per cent of his gross salary towards rent.

I think, Mr. Chairman, we are talking about the rental market, but at the same time I think we had better talk about the guy that has a private home. I don't know what the Honourable Member pays per month, but I am sure that if he figures out what he pays, or at least an individual who has just purchased a home with his mortgage, the taxation, the operation and maintenance of the home, you are looking at about \$600 a month or \$700 a month. The Honourable Member Riverdale quoted a figure of \$181 in one month for electricity.

My point in this Paper, and it is a policy paper, the Honourable Member obviously does not understand it because it is pointing out what we could do. I am pointing out at the same time, Mr. Chairman, you and I and every taxpayer in the Yukon will have to pay \$75,000, if not more, to implement a program in this area. What we are trying to do is to say to the people look, if you have to raise your rents, do it in a responsible manner, don't gouge.

I think the Honourable Member from Kluane has raised some good points in respect to the land that has to be available, the encouragement of the private sector to go in and invest so that the rental accommodations can be on the market. As I state, once more, very specifically in number 3 on page 3, "initial rents in newly constructed units will be exempted from rent stabilization" because the costs have gone up. There is no two ways about it, Mr. Chairman. All one has to do is build a house in the last year or two years to realize just exactly what the costs are to an individual who is building his own home, let alone contract out to the various trades.

Mr. Chairman, as I would like to point out, we were very reluctant to bring this Paper forward, but we felt that we should try a different tactic other than the provinces to bring in a paper to outline the rules that would apply, if there was a decision made by the Executive as well as the Legislative Assembly to enact legislation. As I said earlier, Mr. Chairman, I think that we should do everything we can to avoid it. I think the main thing to do is to have land and encouragement to the private sector to invest and then supply and demand will take care of itself.

The cost of living has gone up and anybody that is investing in rental accommodation or even building their own home, if you compare it to what the costs of materials alone were three

or four years ago, it is staggering and that is something we have no control over, Mr. Chairman.

Hon. Mrs. Whyard: Mr. Chairman, I have noted the remarks of some of the Honourable Members regarding a buffer or an aid to people on fixed income and I am hoping that I will receive the same support later on in the Budget Session when this Government comes forward with similar proposals.

There is one sector of society, Mr. Chairman, which we all know is completely eliminated from usual government programs and that is the person who is paying the bills, paying the taxes, keeping their nose clean and never gets any kind of assistance from any level of government.

There is a particular area there that we are going to try very hard to assist and you will be having a proposal before you, when we have tabled the Budget, and I cannot go into details about that at this time, but I certainly count on all Honourable Members supporting those proposals from our Branch.

I would like to ask, Mr. Chairman, since there's been a reference made to percentages of income to be spent on rental for housing, if our witness can assist us, because he has knowledge of the largest landlord in Canada and the way they have arrived at the acceptable percentage of income which is charged for rent. To my understanding, the lowest that we're allowed under that CMHC guideline is twenty-five per cent. Perhaps we could have some information from Mr. Schneider.

Mr. Chairman: Mr. Schneider.

Mr. Schneider: Mr. Chairman, Central Mortgage and Housing Corporation has a rental scale in effect that applies to all public housing units.

On Section 40, Housing Projects, which I should explain are financed under Section 40 of the NHA, that scale normally applies.

In addition to that, we have our own scale, which is applied to rental purchase housing throughout the Yukon, a somewhat more generous scale in some respects. I think, actually, it fits the Yukon situation somewhat better.

However, on the top end, the CMHC scale does cut out, I believe, a twenty-seven per cent and our scale cuts out at thirty per cent, but, under our arrangement, we provide full utilities and CMHC provides all utilities, with, I think, with the exception of domestic electricity.

So, there is somewhat a discrepancy between those two scales. However, in communities, with the exception of Whitehorse, we employ our scale so that there is continuity and no confusion.

I don't know, necessarily, the rationale for the establishment of the CMHC scale. It goes back a long time. Things have changed, though, in the last few years, of course, in terms of housing costs and operating costs and so forth and a number of the provinces are looking at reviewing rent income scales and are pressuring the federal government to review its scale.

For example, the Province of Alberta just recently implemented a rent income scale of thirty per cent, right across the board. It's not even graduated. If you're in public housing, you simply pay thirty per cent of your income, no questions asked. That has been implemented and, as far as I understand, without any great difficulty, although I would expect that there will be some public reaction from that in time to come.

Hon. Mrs. Whyard: Thank you, Mr. Chairman.

Mr. Chairman: Mr. Berger.

Mr. Berger: Mr. Chairman, that's fine.

Mrs. Watson: Yes, Mr. Chairman, I'm wondering, the witness said that he didn't know how CMHC arrived at their scale of rental. He's also quoting the Alberta Government of

setting up their own income scale of rental and yet these scales of rental are established as a percentage of an income and yet the person in private enterprise, who has an apartment building or who has accommodation for rental, isn't allowed to charge thirty per cent of the person's income.

They have to determine their rental on the costs of providing the facility and the cost of operating them with a certain percentage of profit. So what is the rationale with governments all going as the percentage of income and the private sector having to go with the cost of providing the accommodation? There just does not seem to be any rationale between the two of them.

Mr. Schneider: Mr. Chairman, it is somewhat difficult to compare the private sector and the public sector in that respect, but may I make the following comment: that in the public sector where people pay rent geared to their income, you are able, by that mechanism, to provide accommodation for people on very low incomes and they pay according to their ability, their income that is. If you took that same individual who may have a very limited income, and asked them to find accommodation in the private market, the market rent probably would be greatly higher than the 30 per cent of their income or whatever it might be on a graduated scale. So there are some difficulties in comparing that. Obviously within the private sector, the landlord has to look at his cost of operation, a profit, and so forth. That in effect, normally establishes his rent.

If he looked at charging someone less, based on their income, he would in fact require a subsidy and that is where we become involved under the rent supplement program.

Mr. Fleming: Just a question. I am not entirely in agreement with the Honourable Member from Dawson on the 30 per cent. As I said yesterday, I think in some places we are subsidizing housing for people that really have a fair income, in some cases, due to staff housing.

In the other area where the 25 per cent and up to 30 does apply, I know a few years ago when it first started, there were quite a number of exemptions from your total income before that base of 25 per cent was worked on. Is this not true, Mr. Schneider?

Mr. Schneider: Mr. Chairman, under both arrangements there are various exemptions. Exemptions are made for the number of children and I believe if the spouse is working, there is \$1,000 exemption and a few things like that. In total they really don't add up to a great deal. In fact, in some corners concern has been expressed that a large family, a large number of children in the family, they should in fact receive additional consideration because, of course, the cost of living is that much greater on a large family. These are some of the things we are looking at.

When you look in any one of those areas, though, you are talking about an increase in the subsidy.

Mr. Fleming: But, Mr. Chairman, would you not agree though that due to this, large family or no, if you get \$1,000 and they take 25 per cent of that off your total income so you don't have to pay that \$250, I think we are not doing too badly with some of them in that range, the lower class incomes.

I would like to just start with a few remarks directed to the Minister. I do not believe he clarified properly some of the questions and concerns that some of the Members have put forward.

If you read this particular green paper, at the bottom of page 2, it goes on to say "The policies to be encompassed in legislation". I would like to read it if I may, Mr. Chairman.

"This government feels that the objective of rent stabilization legislation in Yukon must be to prevent the

increase of rents to unreasonable levels during a period of low availability of accommodation. To the greatest extent possible, private investment in housing development must not be hindered. The following proposed policy framework was developed on the basis of these objectives:"

And I believe, Mr. Chairman, the Minister made reference to, I take it, Section 4, in reply to some of Mr. Berger's remarks and I believe Mrs. Watson's remarks.

I would like to break this down for some proper clarification instead of being evasive, if I may, Mr. Chairman. So I would like to read it out first and then go back to it.

Section 4:

"Rental rates will be subject to review upon change. The rent levels will not be reduced below existing rents, but the increase will be reviewed and ruled upon. Existing rents means rent as of date established by legislation or thereafter approved increase. Date established by legislation as "base rent day" may be retroactive (note that the retroactive implementation will not effect initial rents established in newly constructed units, only increases).

I think I would like to start, Mr. Chairman, with the second line "the rent levels will not be reduced below existing rents". I would like some proper clarification on that, because when one considers the Government uses the comparable market rent as their basis of establishing their rents in government owned housing, I don't see what sense that makes when you look at this particular position the policy is suggesting, as compared to the comparable market value and the establishment of government rates.

How are you going to control rents and why can you not keep them at a low level, as to the comparable market rents if you have no intentions of reducing the existing rents? How are you going to monitor it in a proper manner, when the government's rental system is haywire to start with?

That's my first point. I would like clarification, Mr. Chairman.

Mr. Chairman: Mr. Lang.

Hon. Mr. Lang: Well, Mr. Chairman, first of all the comparative market rent structure is in view of the rent levels within Whitehorse and then the distance and various other variables were taken into account in the outlying communities to try and attempt to make it equitable because of the amenities that are not in a particular community and various other aspects that are lacking, possibly, in a community.

It should be pointed out that we have stated that the date would not be, has not been defined and this is why we're monitoring the situation so that we can have the ability of bringing in legislation, if necessary, and define that date.

The rentalsman would be reviewing, as of that date, any complaints in a particular rental accommodation and assess the investment and the operation and maintenance costs in that particular facility and see if the rent were acceptable, as far as rent structure across the Yukon is concerned.

Possibly, Mr. Schneider can elaborate a little further on that section, but that is generally the basic principle behind it, Mr. Chairman.

Mr. Schneider: Mr. Chairman, I understand the Honourable Member has some concern about the implementation and the base day rent. The approach that was taken in the Paper was one that the suggestion that the individual adjustment system be used, which was really in effect an individual cost pass through approach, therefore, reflects or monitors changes in rent levels.

If rent stabilization legislation was in fact introduced, there-

would be a base day rent established which could conceivably be retroactive, if for example, rents in a very short period of time took off and reached unreasonable levels, then one could actually go back by legislation in terms of this base rent day and use that as your basis for ruling on increases in the past month or two, whatever the case may be.

I guess it is important to realize that while we say the rents will not be reduced below existing levels, there is that possibility, I suppose, by the fact that it could be retroactive that one could in fact look at the situation somewhat differently in terms of the rental increases.

Mr. McCall: Mr. Chairman, I am not totally satisfied with the explanation we got. If the Government is playing the market just like a private entrepreneur, I don't expect to see any sincere attempt to regulate any rent increases. If you are using a comparable market rent on the present day scale as the regulator of a factor for governing government rents with government housing, I cannot see an honest and fair attempt on regulating rent increases over a period of time.

My next point, Mr. Chairman, is that the increase will be reviewed and ruled upon. I would like some clarification on this particular point by the Minister. How does the Minister propose to rule upon any rent increases when there is no legislation that has passed this House at the time the increase actually started escalating?

Hon. Mr. Lang: Mr. Chairman, obviously the Honourable Member doesn't understand the concept of a Green Paper. The concept of the Green Paper is to give you a policy that would be followed if we were to enact legislation. The ruling on a particular rent, if the legislation were to be passed, would be the responsibility of a rentalsman with an appeal to a board. If the Honourable Member would read the Paper, then he would understand just exactly what we envisage happening if we have to go that direction.

Once again, I want to re-emphasize, Mr. Chairman, that we want to do anything we can to avoid this kind of thing, but at the same time we are prepared to take steps if things are unreasonable. It should be pointed out, Mr. Chairman, that any complaints in this area should be through the consumer and corporate affairs.

Mr. Chairman: Mr. McCall.

Mr. McCall: Mr. Chairman, with all due respect, I, like many Members of this Committee, have read and watched and seen what is happening to rent and the increases of rent in various parts of the Yukon.

As I say again, I'm still not getting the right clarification. When I read this particular green paper, which it is, a green paper, and when the Minister puts his signature to this green paper and presents it to the Members of this Committee and the language expressed in this is a format prior to legislation.

It was mentioned yesterday, Mr. Chairman, by the same Minister, that he would like as much input and opportunity for input from all Members, prior to any improvisation of any particular matter that the Government is concerned with.

This is one of the reasons why we get green, Whites and candy-stripped papers, is to seek the input and give the Members the opportunity before any implementation, in most cases.

This one is dealing particularly with legislation, or consideration being given to legislation, and when you make reference to policies to be encompassed in legislation, this is what I'm talking about, Mr. Chairman.

So to go back to Section 4, we could spend a lot of time talking about rent controls, but if it goes on rocky ground, it isn't going to get very far. I go back to that point "that the increase will be reviewed and ruled upon", and I don't want to play the chicken and the egg trip. Maybe the Minister would like to do that to be

evasive, fine, but I want some straight answers.

My question again, Mr. Chairman, "that the increase will be reviewed and ruled upon", how do you propose to do that if you are not, at this time, proposing to consider legislation on the implementation of legislation and the next quarterly report from the Economic Planning Council demonstrates again, as it probably has been doing since 1970, as a base date, that rent increase have never stopped. They have been continuous.

Hon. Mr. Lang: So has the price for the fuel for my house, Mr. Chairman.

Mr. McCall: We're talking about rent increase, Mr. Chairman, let's not change the subject.

I would like, again, a clarification as to what he intends to rule upon, what is he going to rule upon if he has no teeth to rule with, in respect to legislation.

Mr. Chairman: Mr. Lang.

Hon. Mr. Lang: Mr. Chairman, you know, once again I refer back to comments that I made the other day, from the Honourable Member.

It's easy to stand up in this House and criticize, but I haven't heard anything constructive come from him since the sitting of this Session.

I would like to point out in Section 2, Mr. Chairman, on page 3, it states: "Rental increases would be reviewed upon tenant or landlord request. Upon such request from a tenant, the rentalsman may initiate review of rental increases in all of landlords rental holdings in Yukon. Landlords must seek approval prior to implementing any rental increases".

Quite obviously, Mr. Chairman, and I think the Honourable Member from Kluane alluded to it, we would have no basis to do any of these things outlined in this policy paper, unless legislation was brought in.

Therefore, the position of the Government right now, is that we are monitoring the situation, complaints can be brought to the Consumer and Corporate Affairs and it will be reviewed, and if it is felt by the Government that the costs are getting too high, then we will have to seriously consider looking at this avenue that may or may not stem the problem. I would like to think, Mr. Chairman, that we don't have to go this route. I think it is fair to say that we have tried to be totally fair in this area of letting people know that we do have the jurisdiction in this area, at the same time, outlining the rules that would be applied if we were to enact any legislation.

The reason we picked the avenue of the rentalsman and the board on an individual basis, it was felt that with the number of rental units available on the market that we could be in a position to rule on them individually and I think it would be fair in that aspect because various types of rental accommodations are different, a different type of building and different sizes and this kind of thing. These are all the aspects that I presume a rentalsman would take into consideration if we were to go that route, Mr. Chairman.

I would like to hear what the Honourable Member has to say if he were to bring in - would he want to bring in rent controls right now?

Mr. McCall: Before I answer that particular question, Mr. Chairman, I am still waiting for a straight answer, and I will be persistent at it. What we are saying here, Mr. Chairman, is simply as though we already had legislation in place, which is after the fact. That to be presented as a green paper, I am a little surprised at the Minister when he suggests that we have been doing nothing. Is it any wonder when we get this type of material, if he is true to what he has suggested.

In answer to his question, I believe I was one of the advocates quite some time ago dealing with rent control to get it in as quickly as possible, prior to the so-called big project that

may or may not be established in the Yukon, because of the increased rent, particularly in the City of Whitehorse. It wasn't too long ago, if the Minister would cast his mind back, that he and many others were looking at other things dealing with controls.

Anyway, it seems I am not going to get the answer Mr. Chairman, which is typical, so I might as well just ask another question. When are you going to introduce the legislation?

Hon. Mr. Lang: Mr. Chairman, I think I outlined it very well earlier in comments that were made that we are monitoring the situation and we would like to think that the people that have rental accommodation on the market will be responsible in their rent increase. As I said earlier, I don't think we can delude ourselves. There will be rent increases with the price of fuel and electricity and everything going up. Somebody has to pay it, and if one is investing in that market and one is renting, they are going to have to pay the going costs.

I think I have to refer, Mr. Chairman, once again to the guy that has his private home. I don't know what the Honourable Member pays. Maybe he would express what he is paying for rent, but I do know this-

Mr. McCall: Twenty-two dollars a month.

Hon. Mr. Lang: Yes, Mr. Chairman, they call it subsidization. Mr. Chairman, I don't happen to be in that position and I am sure the Honourable Member from Hootalinqua, the Honourable Member from Kluane, are not in that position, they are paying their bills. I happen to know, Mr. Chairman, that an individual who has a home that has been built in the last couple of years is paying, as I said, in the area of \$600 or \$700 by the time the final analysis has been made.

And I find it, Mr. Chairman, very ironic that the Honourable Member would be advocating controls when we have all read of his problems with the Anti-Inflation Board, which is a controlling agency by government and the federal government's wondering how they are getting out of it. I just find it, I find it very difficult to understand the Honourable Member and, in view of the research that has been done to advocate controls at this time and would appear to be on a general comparable level as to jurisdictions outside, I think would be foolish and a waste of the taxpayers' money, at the present time.

Mr. Chairman: Mr. Berger.

Mr. Berger: Yes, Mr. Chairman, I think the Minister just confirmed my belief that he has no understanding at all on what we're talking about.

He, in his previous statement, confirmed to me also that this Government has no policy at the present time, because he said, and I quote "until the time we come up with legislation so we can make up a policy".

So, in other words, what he is trying to tell this Committee right now and the people in the Yukon, oh, go to see the Minister of Consumer and Corporate Affairs. It's a waste of time for those people to go to him because the Minister has no policy to follow.

I asked before, Mr. Chairman, what will be the guideline, what is the cut-off point, what is the percentage figure that the government will tolerate for rents to increase? The Minister couldn't answer me because they have no policy.

So, I will ask the Minister this question, is the Minister prepared to come up with legislation the next Session so we can implement rent control when it is necessary in this Territory?

Mr. Chairman: Mr. Lang.

Hon. Mr. Lang: Mr. Chairman, the Honourable Member who seems to think that he is more knowledgeable in this area than I am, which quite conceivably he could be, since I do own

my own private home, possibly he could tell us what he would see as a cut-off. Would he follow British Columbia, where eight per cent was the maximum and then it became the minimum?

Mr. Chairman: Yes, Mr. Berger.

Mr. Berger: Mr. Chairman, for the information of this Minister who has so much wisdom, I owned my own home long before he was thinking about owning his own home and I have more ideas about owning a home than he has. I have a greater cost than he has and we're still thinking of the little guy in this Territory, which he has no understanding about the little guy in the Territory. This is what we govern. We will make regulations about the people in this Territory, not some handful of people who say, I'm a landlord.

Mr. Chairman: Ms Millard.

Ms Millard: For a change of pace, Mr. Chairman, I think--

Hon. Mr. Lang: Mr. Chairman, I did ask the Honourable Member a question. He says various Members have ideas, but they don't think of anything--

Mr. Chairman: Yes, Mr. Berger.

Mr. Berger: I will answer, Mr. Chairman, I will say anywhere between six and eight per cent under the guidelines set under the AIB right now.

Mr. Chairman: Ms Millard.

Ms Millard: Mr. Chairman, I think one of the items that I want to bring up has been touched upon, although maybe in a more emotional way than I would like to attempt to clarify.

I think there has been a lot of emphasis on middle-income people in the whole rent control ideas that we've been talking about and the things we were talking about yesterday. We are forgetting that there are low-income people right now in the Territory. They are on low fixed incomes and there's going to be a lot of transient low fixed income people coming in and I don't see any policy toward those people. Is there going to be an increase in low income accommodations in the Housing Corporation or are we going to have to rely on the usual welfare systems? Is there preparation within the welfare system to cope with that increase?

Also, other communities, other than the ones along the pipeline, I'd like to have more elaboration on how these rent controls will be effective there.

Mr. Chairman: Mr. Lang?

Hon. Mr. Lang: Mr. Chairman, if rent stabilization were to come into effect, it would be Territorial Legislation and I would imagine it would apply to the whole of the Territory. I think the Honourable Member must not have been listening to the witness as he described the rent geared to income for the people on lower fixed incomes, which has I think over the years, I think Yukon Housing Corporation has proven that it has been a concern and they are prepared to cope with it.

All I can say, once again Mr. Chairman, is that the Green Paper was brought forth to give an idea of what the Government is prepared to do if it feels that people are being gouged and the only thing I can say once again, Mr. Chairman, is we are attempting to do it in a fair manner so that everybody knows what the rules would be, and hopefully impress upon the people that do have rental accommodation would take it into account and keep their rents in a manner that is responsible.

Mr. Chairman: Ms Millard?

Ms Millard: Mr. Chairman, I am afraid I am going to start getting emotional in a minute here. All the Minister has said is that the existing systems are going to be the systems that will be dealing with the low fixed income people. We are going to have a tribe of low fixed income transient people in the Yukon that we are not even coping with. We are not coping with our

own problems at this moment, how are we going to be coping with the extra transient problems that are going to be coming in?

You haven't said that the Housing Corporation intends to increase the number of units available. If they do, I don't know if that is the correct answer, because if they are transient people, we are going to end up with more low income accommodation than we actually need. Are we thinking in terms of perhaps a rental supplementary program through the Welfare Department? Are these things being thought of or are we just going to, as usual, ignore low fixed income people?

Mr. Chairman: Mrs. Whyard?

Hon. Mrs. Whyard: Mr. Chairman, it is not the plan of the Human Resources Branch to attract people without any means of support to come to the Yukon. As the Honourable Members all know, there will be a very well founded program of information going out across Canada to dissuade people from coming to the Yukon if they have no means of support, which will meet the cost of living here.

I would like to tell Honourable Members, as a point of interest, that the amount that is now spent on assistance to transients out of our social assistance budget is one per cent of the total, which is I think a very interesting figure in view of the number of people we have coming up the Highway every year in a normal course of events. It is certainly not in the plans of our branch to encourage that figure to increase, Mr. Chairman, and we are going to do everything within our power to see that it doesn't. We are certainly not, Mr. Chairman, going to provide additional housing and accommodation for people coming up on speculation. That is certainly not within the plans of the Human Resources Branch. We know that there will be, inevitably, some people who are not directly associated with pipeline employment who will become victims of circumstances and we will have to assist some of them, because you cannot ignore people who are hungry or cold, and we have a mandate to look after such persons.

But we are certainly not going to go whole hog into the production of additional accommodation units for people who may come up here as transients and then ask us to look after them.

Mr. Chairman: Mr. Fleming.

Mr. Fleming: Yes, Mr. Chairman, I think my question has been answered and I agree with the Minister in as far as the paper is concerned. As I said before, the one thing I said when I first stood up was that. When I speak of Regulations, I am talking about the Legislation. I would suggest to the Government that they do have it ready, not wait until such time as the rent increases have gone so far that we cannot catch up to them. That was the only remark that I wanted to make, just to be sure that you are ready. I think that is what many of the Members are speaking of, that they do not feel that the green paper is really anything that is going to do this.

The Minister has said that he is prepared to do this if this happens but if we wait too long, then you can go back to where you have your retroactive and all the rest of it which I do not think should even come into effect. You do not need it before you get there first and have the Legislation ready. I would hope that we would see something, probably we won't because we may not be here. There is another Government coming in possibly, and maybe none of us will be here. How do we know?

But the fact remains, the Minister is still here for another six or seven months and I would hope he would get started working on it now and have it prepared.

Mr. Chairman: Mr. McCall.

Mr. McCall: Thank you, Mr. Chairman. The Minister of Human Resources brought up a very good point about the Government taking a position as to not accommodating what

may be classified as a transient group coming up the Alaska Highway as far as accommodation. I congratulate her on that remark because when you look at the batting average of the Yukon Housing, they cannot even accommodate the employees they already have on a fulltime basis as far as housing. That has been demonstrated for the last three or four years if not longer. We are still so far behind now, it is an insult to the Government employees as a whole.

I just want to touch on two other points which also are part of this whole kaleidoscope of affairs that Government always seems to get itself wrapped up in and that is dealing with housing itself and land, being one of the advocates trying to get land made available in the municipality where I come from, which would help in its own way to stabilize rent et cetera, et cetera. I find it quite interesting that the Minister of Local Government has not entered into this debate to give his point of view and explanation dealing with this whole fiasco.

We get a green paper presented to us and we get a whole group of policy guidelines, although the Minister for Education, also responsible for Yukon Housing, when it is in operation, which I think is on a part-time basis, sits down, suggests policy guidelines in a green paper and then when he is confronted with a straight question as to where is the Legislation, he will probably use it for his platform in the next election. He will probably get clobbered doing it too.

My concern is, Mr. Chairman, I would like an explanation from the witness, to date just how far behind is the Government in providing accommodation in all communities which would justify the employees they have working for the Government, that may be interested in renting accommodation from the Government.

Mr. Chairman: Mr. Lang?

Hon. Mr. Lang: Mr. Chairman, I think that is an unfair question of the witness. I would just like to point out, Mr. Chairman, that it would appear from our vantage point that housing that we have at the present time does meet the demand of employers that are necessary for conducting government business.

Mr. Chairman: We will now recess until 1:30 and continue discussion of this Paper and Ms Millard has the right for the first crack at the Minister.

Recess

Mr. Chairman: The Committee will come to order.

Ms Millard.

Ms Millard: Thank you, Mr. Chairman.

I think I'll just take one last swipe at the Human Resources Branch for not having---

Mr. Chairman: Ms Millard, I allowed you one shot, not a swipe.

Ms Millard: This will be the one last one, one last shot, not a swipe, not a swipe.

I really don't feel this Government is preparing for the influx, let alone the number of people who are going to be here perpetually, of the low fixed income level. We already have problems with squatters and I don't feel, that problem has been dealt with squarely and I think we're going to have to deal with problems like having the accommodation of the YWCA sitting there empty and having the people living in tents. These kinds of things are going to be a reality.

I can fully understand the policy of the Human Resources Branch that they intend to dissuade people from coming into the Territory and that they feel their transient policy is one that does dissuade people. I have worked in the Department and I know it's very low, the most minimum amount of assistance that can be given is given to transients.

But, having worked in the Department of Welfare, I have seen those transients who I gave seven dollars worth of groceries to hitch-hike from here to Dawson Creek with, I've seen them two weeks later sitting in the bar, so what happens to those people. You can't just say that you're going to give them a small amount of assistance and they are going to leave. They won't, especially if there's a pipeline encouraging them to stay here, and if they have their families, they've brought their families up with them.

We have to think in terms of what's going to happen to those people. They are going to be the most obvious ones in need, during a pipeline crisis and I don't think that it is being dealt with at all.

On to further things, my question on the actual implementation of this rental control is on page three, number 6, that the landlord would demonstrate to the rentalsman that the change in rent would not be increasing his profits to unreasonable levels. This is the assumption that the Anti-inflation Board has had when it says that it controls wages and prices. Prices have not been controlled in Canada under the Anti-inflation Board because of this presumption that you can actually tell businesses, "Come on, let's be reasonable, these are not reasonable profits."

Any businessman with a brain in his head or enough money to hire a good accountant can fool the Anti-inflation Board on paper and get away with it and I think that is exactly what is going to happen with the rent.

Hon. Mr. McKinnon: Obviously Stu doesn't have a good accountant.

Ms Millard: I think he had a good accountant at \$22 a month rent. Anyway, I feel that that is an area that hasn't been thoroughly understood and an application of theories that aren't working now in Canada are certainly not going to work under a boom and bust situation in the Yukon.

Mr. Chairman: Any further discussion? Mr. Berger?

Mr. Berger: Mr. Chairman, I would like to move a motion, seconded by Mr. McCall, THAT the Government of the Yukon initiate and introduce legislation at the next session of this House with respect to proper rent control, FURTHER that the legislation with respect to rent control encompass all government housing.

Mr. Chairman: The motion before the House, moved by Mr. Berger, seconded by Mr. McCall, that the Government of the Yukon initiate and introduce legislation at the next session of this House with respect to property rent control, FURTHER that the legislation with respect to rent control encompass all government housing.

Any discussion? Yes, Mr. McKinnon?

Hon. Mr. McKinnon: Mr. Chairman, I wasn't going to get trapped into this debate and let my honourable colleague, the Minister responsible for the Yukon Housing Corporation carry it. Of course Honourable Members knew that by throwing some taunts in my direction that I would naturally rise to debate and get involved in the debate.

What really worried me, Mr. Chairman, that one constituent phoned me at noon hour and he said, my God, Ken, who is speaking for the person who pays his own way and owns his own home in the Yukon. It looked like there was ten or eleven N.D.P.'ers in the House this morning. Is anyone going to go and recess that philosophy which was being approached and espoused in the House this morning?

Mr. Chairman, before beginning my remarks, I would like to say that over the noon hour, my computer-like mathematical mind has worked out that if Stu McCall's rent were increased at eight per cent a year, it wouldn't be until 1982 that he was paying the grand total of rent of \$30 per month, Mr. Chairman.

Mr. Chairman, I was amazed at the thought of the Honourable Member from Ogilvie that exactly what this Government has attempted to do, has stated in every presentation it has made to anybody who would listen, that the massive immigration of low income transients would be totally disastrous to the whole infrastructure of the Yukon and that everything that we should be attempting to do was not finding the places to stay, give them benefits of the government, but to keep them the hell out of the Yukon, Mr. Chairman. That's exactly what we are attempting to do through the policies and programs that this Government is espousing and fighting for in every regulatory board, agency, commission or inquiry that we are invited or a participant in.

Mr. Chairman, I think the Members should be proud and thankful that through the work and through the involvement and through the insistence of the Government and of the elected Members who feel and think the same way we do, that we are making in-roads and the terms and conditions along the right-of-way will reflect those concerns in the right-of-way terms and conditions concerning the protection of Yukon workers, and also who is eligible and able to get pipeline related work.

Mr. Chairman, my colleague, the Minister of Human Resources, has indicated other areas of concern, whereby this Government is actively pursuing to control the influx of immigrants in this country and I say, Mr. Chairman, and I say that the public of the Yukon, the majority of them, do not want us to treat those people who come in on speculation kindly. They do not expect us, nor do they want this Government to provide bed and board for them. They don't want them to come here and they want them to get out as quickly as possible, once they do arrive, and that is the feeling and the thinking of the majority of the people in the Yukon Territory, regardless of what the Members of this House who form the NDP ruck would like to think, at this point in time, Mr. Chairman.

Mr. Chairman, over and over again we have heard what is the philosophy of the Government, what is the philosophy of this Green Paper. Mr. Chairman, in a nutshell, the philosophy of this Government and the philosophy of this Paper is simply that this Government intends to speak strongly and to carry a big stick. Mr. Chairman, we believe in the free enterprise system. We believe, Mr. Chairman, in a minimum of regulations and control in the private sector if the private sector does respond. Mr. Chairman, we are laying the challenge and the responsibility on the private sector and saying, "Look, if you behave responsibly, then the free marketplace will persist, and if you don't, then unfortunately rental controls will have to be put into place for the protection of the renting public."

But to say, Mr. Chairman, that this is the time that legislation should be introduced is a philosophy which is not shared by the majority of the people of the Yukon or by the majority of the Members of this House.

Mr. Chairman, the philosophy that regulation and control is the only way to have the private entrepreneurial system react is a philosophy which I do not share and which I am sure the majority of the Members of this House do not share.

Mr. Chairman, we are committed, this Government, to have legislation prepared and when we are told, through the rent surveys which we are conducting, through the special price indexes which we are conducting, when we know that the free marketplace is moving in to gouge the public is the time that that legislation will be brought forward to this House to be enacted.

Mr. Chairman, I would be very interested to see how the Honourable Member from Kluane and the Honourable Member from Hootalinqua will vote on this motion, Mr. Chairman. I certainly do not share the philosophy which has been taken up about two or three hours of debate in this House, and I

know that they do not share that philosophy and whether they are going to vote for this motion to get some political brownie points, Mr. Chairman, I would not think that they would be that irresponsible to do it, because I know that their constituents, Mr. Chairman, would not agree with that stand that they have taken and I would hope, Mr. Chairman, that there will only be two or three people voting for such a motion at this time.

Mr. Chairman: Mr. McCall?

Mr. McCall: Thank you, Mr. Chairman, I noticed a champion for the little people has just walked in on the Committee. I am gratified to see, Mr. Chairman, that there is still a little spark of life left in the little old wooden soldier. He can demonstrate a good volatile speech, which means nothing to the working person.

I suppose that it's coming down to the nuts and bolts as to capitalism versus socialism.

Applause

Mr. McCall: And, of course, the socialism always wins out in the end, always out-numbering the capitalists.

To get back to my basic remarks, Mr. Chairman, some of the remarks that the Minister made, I found quite interesting and enlightening. It makes reference about having legislation ready and prepared to go, providing all the surveys and analysis are done. I find that rather surprising because, again, we're dealing with after the fact. As time goes on each year, the rents continue to escalate and that that is one of the governing factors dealing with the cost of living in the Yukon today and that is the cost of rent to a large proportion of the populace in the Yukon.

There are some advantages to some, like you made reference to my own particular personal situation, which has been in existence since 1969, for his own information, although many times, it has been tried to be changed by private enterprise, so that it can rip off their employees.

I'm a little surprised at that, when you look--

Hon. Mrs. Whyard: Bob, are you going to sit there and take that?

Mr. McCall: I'm a little surprised at the remarks, when one considers that the Minister in charge of Yukon Housing, who was involved not very long ago in negotiations with the Yukon Teachers' Association, and force them, on the same subject matter we're talking about now, to adjudication. The conclusion was satisfactory to the Government, of course.

It's unfortunate when you see this sort of thing, where a taxpayer's money is being used for that sort of decision making, when it cannot be negotiated across the table like ours was.

So, it goes to show the immaturity and irresponsibility of this Government. They're not prepared to introduce legislation to protect the individual person that may be renting either from Government or from private enterprise. They're not prepared at all. They just want to lean and use the crutch of surveys and analysis to go on forever with no conclusions.

Hon. Mr. McKinnon: Moral suasion.

Mr. McCall: Moral suasion, I've heard that before.

I'm not satisfied that the Minister is understanding and coming to grips with the public's needs today, prior to the Big Event. It will be interesting to see just how many individuals vote against this particular motion. It was purposely introduced at this point in time just to demonstrate just how many people here were elected by people and not any big capitalist structure.

Mr. Chairman: Mr. Lang.

Hon. Mr. Lang: Mr. Chairman, the Honourable Member's comments were very interesting.

I would just like to point out as well, Mr. Chairman, I had a few calls over the noon hour from various people, asking who was responsible for the paper that was in the House. Obviously I hadn't heard the news broadcast, but it appeared, as the Honourable Member from Whitehorse North Centre said, that it was just a one-sided argument.

I would like to reiterate for the press so that it can be taken across the airwaves, unless the NDP has undue influence, that first of all, Mr. Chairman, the program will cost the taxpayer \$80,000 if we are to initiate it.

Secondly, the rents that we have looked at are comparable to our neighbouring provincial jurisdiction that have had rent controls in effect for a period of two to three years. As I have said earlier, Mr. Chairman, we are monitoring the situation, we are going to be keeping a close watch on the situation, and I should point out that if rent stabilization were to come into effect that it would apply to government housing as well as private rental accommodation and we would have to go for the rentalsman like anyone else. Therefore, one part of that motion that is before us, Mr. Chairman, is erroneous. I would also like to point out, Mr. Chairman, that the whole philosophy of the paper is to attempt to ensure that the landlords are responsible in any rental increases, and at the same time, to ensure that the private sector is prepared to invest in the rental market. As we have said earlier in debate here this morning, it is a question of supply and demand.

I think it is important, Mr. Chairman, that we encourage people to invest in this area because if we have enough facilities or rental accommodation to accommodate people that need this kind of lodgings, then the marketplace will take care of itself. It is not an area that we want to get into, we want to avoid it if possible.

I refer back to the Housing Strategy Paper that we discussed yesterday. We are looking at various areas so that we can encourage housing and develop it so that people can have the accommodation that they need, whether it be rental or whether it be private individuals building their own homes.

At the same time, Mr. Chairman, I should point out that we have, through the period of life of this Assembly, passed the Territorial buy-back scheme, which ensures that an individual who is an employee of the Government of the Yukon Territory and have their own private dwelling, it will be purchased from them if they cannot find a buyer. I don't think that many people in the private sector have that assurance. At least, many people around this table here I know don't, unless maybe the Honourable Member from Pelly has that assurance along with his \$22 a month rental.

Mr. Chairman, I think it is very important that we take a hard look at this. We don't plunge into it on a ridiculous motion which hasn't looked at the situation, it is just trying for political one-up-manship, and that we monitor the situation and that the landlords know that we are watching and if necessary, we will take the necessary action.

Mr. Chairman: Any further discussion? Mrs. Whyard?

Hon. Mrs. Whyard: Mr. Chairman, I am reading this motion with interest because it is actually rather confusing: I need information, Mr. Chairman, before I can possibly decide on what should happen to this motion, because it asks us to introduce legislation with respect to proper rent control. As far as I can understand from the debate we have been hearing today, Mr. Chairman, there is no agreement as yet among Members of this Committee as to what is proper rent control.

I would like to hear what the sponsor of this motion thinks proper rent control would be, before I have to vote.

Mr. Chairman: Mr. Berger.

Mr. Berger: Yes, Mr. Chairman, I didn't want to rise at this particular moment, but proper rent control to me is that it takes on the responsibility of controlling the rent. It makes not a half-hearted attempt, but a full attempt of controlling rents or, as the motion states, "also the Government housing", because right now they don't fall under anything.

In reply to the Minister responsible for housing, why the government housing is in there, because most legislation in this Territory does not apply to the Territorial Government, unless it is specified so in this particular section.

In reply to the Minister of Local Government, and land and many other things, I don't know what kind of stick he's talking about. I think first you have to put a seed in the ground to grow a tree, and I think he's talking about a seedling right now, because that's the kind of stick this government is carrying right now, because they're not prepared to pick up a proper stick they can use as a tool to hit somebody on the head with.

To me, legislation in place would be such a stick to be prepared for the necessary things. I would be glad if this Government would never have to enforce legislation. I would be just too happy if the landlords in this Territory and in particular in this town, would be responsible enough, but I don't think they are. I haven't seen it anywhere in the world, I haven't seen it anywhere in Canada, that private enterprise is responsible enough without government having to stand up and say, now just a minute, that's enough.

Hon. Mr. McKinnon: What business are you in?

Mr. Berger: I'm in three different businesses. I was also working for a living for many years, Mr. Chairman.

Hon. Mr. McKinnon: Can't trust you?

Mr. Berger: This is not the point of debate at this particular time, but the funny part about it is, Mr. Chairman, that in this country of Canada, right now we have a so-called Liberal government in power and we have conservative government in power, they picked up all New Democratic suggestions. They picked up everything to control, their own so-called supporters of the so-called free enterprise system, because they can't even trust themselves.

Hon. Mrs. Whyard: That's where they got it.

Mr. Berger: At the present time, Mr. Chairman, there's some so-called Progressive Conservatives running around the countryside and professing to say, we initiated this, we are concerned about Yukoners.

On the same token, the same Member stands up in the House and chastizes the leader of the New Democratic Party for demanding protection for the Yukoners. This is the type of progressiveness the Conservative Party has to show. They can have it, Mr. Chairman.

Mr. Chairman: Ms Millard.

Ms Millard: Mr. Chairman, I'll be voting for this motion. Apart from the fact--

Hon. Mr. McKinnon: Surprise, surprise.

Ms Millard: Surprise, surprise. Apart from the fact that I underlines my pink-coloured philosophy, because I have been asking about rent controls since I was elected in this place, and nothing has ever been presented, even a green paper on rent controls, until we are forced into it. This seems to be a crisis by crisis government and that brings up the crisis we are going to have, whether we like it or not, in low income transient people coming in here, whether we say go away, whether we say don't come, they're going to come.

The only thing that will prevent them from coming is going to be a fence across the Yukon border. We can't ignore the problem and this Government seems to ignore the problem.

that they don't like to face and make decisions about. Cruel problems, hard problems, that we really have to face.

One of the other reasons I would like to vote for this motion is because I feel that the whole discussion today has brought up a very dangerous atmosphere in Whitehorse because we are letting all the landlords know that rental rates will be subject to review upon change once the legislation is in. If we wait for a year to put in that legislation, imagine the number of changes in rents that are going to take place over the next twelve months.

I think once we start talking about rental control, we have to put it in, otherwise we have lost the whole perspective of it. I wouldn't be surprised. I hope the Economic Research and Planning Unit is doing some monitoring, as we have been told, because I think you will see a lot of changes in the next month, simply because we have been talking about rent control and that is something I would like to see the results of is that kind of research. It is absolutely essential that we bring in legislation soon on this.

Mr. Chairman: Mrs. Watson?

Mrs. Watson: Yes, Mr. Chairman, I find it most interesting that a debate is going on, very, very interesting. I am really enjoying it. Maybe I would be enjoying it more if I knew well enough to sit back and shut up. However, on page 64 of the Lysyk Inquiry, and people refer to the Lysyk Inquiry as a bible regarding the pipeline. I don't share that view, I don't share that view at all. I think the Lysyk Inquiry went far beyond the terms of reference that were given to them and I think they were making decisions or implying decisions that politicians should be making on behalf of the Yukon Territory. Some areas I agree with and some I disagree, but I think they went beyond what they were given the authority to do.

However, the Lysyk Inquiry does say that "It is also recommended that "the Yukon Government should implement a rent control program for residential purposes as soon as possible. This program, which should not apply to new housing or to new rental accommodations would, if combined with security of tenure, protect Yukon residents who are living here before pipeline construction began, while leaving rents payable by non-residents free to rise and thereby to function as a disincentive to in-migrants." I think that that is something that the Honourable Member from Ogilvie hasn't read about letting the rents be a disincentive to in-migrants coming into the Yukon.

When I stood up this morning, and I am going to maintain the same position that I took this morning, first of all, I would like to comment on the Minister of Local Government saying that this Government carries a big stick. Now if he had said we will bring in rent controls, it would have all tied in together. But I don't know what kind of a stick they have. I think it was the most improper sort of threat that any Conservative government could have made.

Both Members of the Government, the Minister in charge of the Paper or who was responsible for the Paper and the Minister of Local Government said that they wanted to make sure that the free marketplace could operate. I said this morning I agreed with that. I believe in free enterprise, however, make darn sure that it is a free marketplace and I dwelled on it this morning. Make sure that you know that the ownership and the control of the rental accommodation in the Yukon is not in fact a monopoly situation.

If you are going to protect the market place, make sure it is a free market place.

I said this morning also, that I would hope we do not need rent stabilization, government regulations legislation for rent stabilization, but, there are things that our government is going to have to do in order to prevent it. You can't just sit

there and say we want the free market place to operate. You just can't sit back and say that, that isn't a privilege that you have anymore. You're going to have to make sure that there is land for the supply. You are going to have to make sure it's a free market place. You're going to have to make sure that the people on fixed income have some form of protection. In some of those areas, you have made strides.

Also, the Government should, when they are looking at the Homeowner Grant structure, because of the new assessment, particularly in the City of Whitehorse, and because people who are living in rental accommodation are directly going to have to accommodate in their rents, that new assessment, which people who are in their own homes are getting some relief from.

So, if Government carries out their role, then it won't be necessary to have rent stabilization.

One other thing that I would like to caution: I was opposed to an information centre and data centre in Yukon. I still would very much hate to set up a structure such as this, but, I am very concerned that the Government is capable of, and willing to, properly monitor the type of thing that we're talking about today. You have to be on top of it on a day-to-day basis and I think that this is one of the things that Members are very concerned about.

Too often, Government is sort of running to catch up with everything else and if I was convinced that an information centre, separate and apart from Government could function more efficiently and keep on top of the situation as it exists on a day to day basis, I would say by all means spend the money, but I don't think they can.

I would have to be convinced that they would be a better monitoring agency and a better research data agency than the Government can, but the Government certainly should give this a lot of priority and make sure that this is one area where Government is up to date.

Mr. Chairman: Mr. Fleming.

Mr. Fleming: Yes, Mr. Chairman. I wonder how it feels to stand alone amongst all the politicians. I won't be supporting this motion, because, as I said this morning, I agreed in principle to what is in the green paper, the principle and the idea of it.

I have to disagree entirely with the Member on my left for some of the things that she has brought up, such as the legislation must come into effect now or the prices are going to pop up tomorrow or the next day, so on and so forth because if there is no legislation and it is coming forth, it wouldn't matter if it was coming forth in six weeks or three weeks, if they want to pop it up, they can pop it up tonight so we have already went over that area.

I will say that the Minister did hit on one point that I really agree with. I don't agree with all principles that he says, but on that one point he did strike me. There is no way, if you put in legislation, that the private enterprise is going to be able to start and build these things for people. If they haven't got a free trade and a free way to go about it, they are not going to be able to build because they know that with rent control they are going to take a good look at it and I would say the government put in controls as hard as they usually do, that he probably couldn't get his investment back in the next twenty years.

As long as we can get by without controls, I must agree it would be better. However, as I also said this morning, that is looks as if in the future it is going to happen to us, the pipeline is going to cause it, then they had better be prepared as the Member behind me just said, they had better be prepared to get with it if it is necessary, and absolutely necessary. Then I would go along with what is in the Green Paper. Just get it done.

If we are going to be here heaving things at each other politically all afternoon, I would suggest we get our hard hats on and get right at it.

Mr. Chairman: Mr. Lengerke?

Mr. Lengerke: Mr. Chairman, I will not be supporting the motion. I do have an amendment to the motion if someone would care to second it. My proposal would be that the Government of Yukon recognizes that the concept of rent stabilization has some merit as a last resort method in providing affordable housing. Therefore, that a renewed effort be put forth by the Government of Yukon to provide adequate land availability for housing requirements in Yukon and that a lobby together with the provincial governments to the Federal Government to seek methods to provide lower interest rates and improved mortgage terms be initiated, and further it is recommended that the Government of Yukon strengthen their efforts in the area of daily monitoring, compiling and reporting statistics with respect to rental rates, percentage of fluctuations within any given period, and types of accommodation available to provide a reliable data base in the event that a rent stabilization program is to be considered.

Mr. Chairman: Is that an amendment?

Mr. Lengerke: That is an amendment. That is rent control legislation. I could give you another one, Mr. Chairman, if you want a much shorter one.

Hon. Mr. Taylor: Mr. Chairman, before the amendment, unless it has been seconded or proposed, comes forth, it seems to me, and I do apologize, Mr. Chairman, having been away for a great deal of this debate but I have been following it with some interest on my monitor as I proceed to make the arrangements for the prorogation today of this House and the opening of the new Session, but I don't see the necessity for an amendment at this time. I think that the point has been made well clear by the Ministers this afternoon. I think the remarks made by the Honourable Member from Hootalinqua have summed it up rather well, that in fact rent controls are at this point in time unnecessary and as far as I am concerned, actually, I am satisfied with the guarantees that I have had from the Government that they are monitoring and will continue to monitor the rental accommodation situation in Yukon. We have the statement of the Honourable Minister of Local Government that indeed if it appears that rent controls are necessary, the necessary legislation will be before this House, or in fact any future House, that that would be a policy of Government, notwithstanding who may be here or who may be filling those positions at that time.

I'm satisfied of that. I'm also satisfied that I am not prepared to commit myself to an expenditure of \$80,000 of the taxpayers' dollars until it is absolutely necessary, because somewhere we've got to come up with this kind of money and when we're talking at a time of budget restraint and talking at times when we're trying not to make any greater taxation upon the people of the Yukon, I think this must be borne in mind.

If it is necessary, it must be done. It is not, at this time, felt to be necessary.

I also wouldn't support the motion that is now before this House. I couldn't, in all honesty, and I'm sure my constituents would not wish me to do so and I don't think the amendment is required.

I think that the motion should be defeated and the policies inculcated and the green paper accepted.

Mr. Chairman: Mr. Lengerke, this is actually a motion, it's not an amendment.

Mr. McCall: Thank you, Mr. Chairman, there's just one other point I would like to draw to the Members' attention. In

the last sitting of this House, or should I say the earlier part of this sitting of this House, there was a Bill introduced by the same Minister who is in charge of Yukon Housing.

That particular piece of legislation made reference to controls, rent controls on private enterprise and I'm talking about the Bill that the Minister withdrew, that is the *Yukon Labour Standards Ordinance*. There was a specific section in that particular Bill which was withdrawn, at the insistence of the Committee, which made direct reference to control on private enterprise. Yet, here we are today all shying away from our responsibilities, dealing with a very important principle in the Yukon, and that is rents that individuals have to pay and the type of rent structure that is in place in the Yukon, which is negative.

Yet, on the same token, we are expected to pass legislation so that certain types of industry governed by the *Labour Standards Ordinance* have to be forced to comply with that legislation, by law, whereas they only pay a certain amount or the employees only pay a certain amount of rent.

Now, how hypocritical can we get? This morning the Minister refused to give me direct answers.

Hon. Mr. Lang: That's not true, Mr. Chairman.

Mr. McCall: Which brought on this particular motion we are discussing right now, and I think the public at large are going to be watching very, very closely. Never mind the political aspect of it, very closely, moreso in the outlying communities, as much as in Whitehorse itself.

Every person that votes rejection of this motion is only demonstrating—

Hon. Mr. Taylor: Responsibility.

Mr. McCall: When I hear the voice in the background, the voice in the wilderness, the voice from the outlying communities make a remark like that, I am surprised at his mentality, Mr. Chairman, who always been trying to push for the little man, and now he is acting like a typical conservative. Retrogressive, I might add.

I think each Member of this Committee, Mr. Chairman, should think very, very carefully, because there has been no policy demonstrated by this Government to their own employees, period, dealing with housing. It is so upside down and irresponsible. The Minister for Local Government, for example, just how long are we going to wait to get a subdivision in the Town of Faro. Just how long? Maybe the next session, maybe after the next election. I don't know, we are not on a priority list and I don't expect to be. There are many other important issues, perhaps.

When you look at the Town of Faro, the biggest taxpayers are coming out of there and we are getting very little back. Think about it. Even your own Government employees are still living in ticky-tack boxes that should have been condemned even before they were built, so I would say think positive, don't think negative when you vote.

Mr. Chairman: Mrs. Watson?

Mrs. Watson: Mr. Chairman, I would hope that we don't follow the advice of our elderly statesman amongst us who wants us just to vote this motion down, zap, and leave it to the Executive Committee. He seems to have blind faith. I don't know whether becoming a conservative makes you blind or not.

Hon. Mrs. Whyard: Try it, you'll like it.

Hon. Mr. McKinnon: Are you going to take that?

Mr. Fleming: Spoken like a good liberal.

Mrs. Watson: Where is my flower? Mr. Chairman, we have a resolution and the Honourable Member from Riverdale had attempted to put together some type of amendment

to the resolution so that we would not have to completely reject it and say nothing else. I don't think any of the Members of this House who know that in their own area, in the Whitehorse area, there are people who already have had significant rent increases. There are people who are very, very nervous about the rent control situation and who probably could benefit from rent controls.

Just to walk away and not have a resolution expressing our belief that rent controls should only be invoked if it is required, but there should be some caution to the Government to do certain things to prevent rent control from having to happen. I would hope that the vote is not taken until we have had a recess so that we have an opportunity to write up an amendment to the motion.

Hon. Mr. McKinnon: Mr. Chairman, I just want to answer directly, because it is important, the Honourable Member and the question of the subdivision at Faro.

Mr. Chairman, I asked the Honourable Member and also the Company to let this Government know whether they wanted this Government to move in as the developer of land in the Faro area and, in response, I received a carbon copy of a letter from the President of Cyprus Anvil to the bureaucrats in Ottawa, asking for a portion of our Heritage Fund to be used to provide housing for Faro employees.

So, Mr. Chairman, let's be fair on this.

Mr. Chairman: I have an amendment here, which isn't quite in order yet, and I think I'll declare a recess for ten minutes so that the amendment can be drawn up properly.

Recess

Mr. Chairman: I call the Committee to order and we will wait for the resolutions to come. Mrs. Whyard?

Hon. Mrs. Whyard: Mr. Chairman, while we are waiting, could I ask for further clarification on the original resolution, which asked that legislation be introduced at the next Session, because it is my understanding, Mr. Chairman, that tomorrow is the beginning of the next Session. Was it the purpose of the mover of this resolution that rent control legislation be tabled next week?

Mr. Chairman: Yes, Mr. Berger?

Mr. Berger: I didn't know the Honourable Minister of Highways had moved a resolution. Yes, Mr. Chairman, the intention of the resolution was to introduce the rent controls, if possible, within the next two or three weeks.

Mr. Chairman: Mr. McCall?

Mr. McCall: Mr. Chairman, I think while we are waiting for the resolution I would like to comment further if I may.

Mr. Chairman: Go ahead.

Mr. McCall: There was a point brought up just before recess by the Minister for Local Government dealing with a document which I believe he received in connection with housing in Faro. I am a little concerned that he did not go further and taking something out of context in explaining the situation behind that document, which I might add, has come from a Liberal associated private enterprise and a Conservative is making full use of it. I find it rather ironic.

I believe in that particular document, there was reference made to 100 units needed right now in the Town of Faro, 80 by the employees and the rest by private industry and the Government. I also further believe that the Minister received a number of documents from myself requesting even a smaller amount, a little more conservative amount of land being made available for housing needs.

I would like to quote from the "Debates & Proceedings" of yesterday. I hope I don't beat Mr. Berger to it. I found the Minister's remarks dealing in debate, and I quote: "Mr.

Speaker, it is fine to say that we don't like things as they are, but one must accept the reality of the moment when the Members of the Executive Committee get accused of playing constitutional games when we are dealing with the bread and butter issues that the people of the Yukon need, Mr. Speaker, and then to see this type of non-support for a Bill on a constitutional issue that they know we cannot change by this legislation." I am assuming, by taking that out of context like he took a remark he made prior to recess out of context from a document the reference to the Heritage Fund, I am assuming that he does not believe in his own wisdom that this is not a bread and butter issue.

I think, Mr. Chairman, with all due respect that the Minister is going to be enlightened very much that it is a very much bread and butter issue.

Hon. Mr. McKinnon: Mr. Chairman, if I understood the remarks from the Honourable Member from Pelly, I would respond.

Mr. Chairman: I have the corrected amendment by Mr. Lengerke, seconded by Mrs. Watson, that the motion, as proposed by Mr. Berger, seconded by Mr. McCall, be amended by striking out all the words after "the Government of the Yukon" and substituting the following: recognize that the concept of rent stabilization has some merit as a last resort method in providing affordable housing, therefore, that the Government of the Yukon only consider this type of legislation after having exhausted all other efforts, such as providing adequate land for housing programs and attempting, together with the provincial jurisdictions, to seek methods to provide lower interest rates in approved mortgage terms.

Yes, Mrs. Watson.

Mrs. Watson: Mr. Chairman, first of all I would like to address my comments to the original motion which was before the House, and I was very, very much tempted to support this motion. I'll explain my reasons and we're back again at the constitutional position of the Yukon and this is not a constitutional up-man-ship, for sure, it's a real thing.

The motion that Mr. Berger and McCall put in, that the Government initiate and introduce legislation at the next Session of this House with respect to proper rent control, there is absolutely nothing wrong with that. To initiate and introduce the legislation.

Actually, I would have gone further than that and I was just torn when the amendments were being written, whether to go as far as "to enact but not proclaim", because they are saying "to initiate and introduce" if we were sure of our constitutional position, I would have gone all the way, "Introduce, initiate, introduce and act, but not proclaim, until all other methods...". As the Honourable Minister of Local Government said, we have a big stick and that would have been the biggest stick that you could possibly have had, was on your books a piece of legislation which defined very clearly to anybody who was in the business of renting accommodation and this includes the Government, that if you do not be fair and equitable in the treatment of your tenants, tomorrow we could proclaim that piece of legislation.

The only thing that concerned me very much, and we go back to the constitutional position, we would have to say in that piece of legislation, "the Commissioner may proclaim the legislation at any future time." We are looking at a time during the summer, when we won't have a Legislature. We would be giving per se, the Commissioner the complete authority to make the decision of whether the rent control bill should, in fact, be proclaimed, or whether it should not be proclaimed.

It makes me very nervous to see that type of a bill all ready to go and if there was some way that it couldn't be proclaimed,

unless it was on the recommendation of our Legislature or on the recommendation of the Executive Committee or what, if we could put that in our Bill, I would have amended the resolution of Mr. Berger and Mr. McCall and said, "initiate, introduce and enact" and use it as a club. Let it sit there. It is one of the best clubs you could use.

Unfortunately, I would feel very nervous about leaving this type of a Bill on the books. If we would have just been able to initiate it and introduce it, but the enactment of it is important so that it is discussed and people know. Therefore, Mr. Chairman, I have opted with the other amendment. I was really quite nervous on that other part. The thing that bothers me with this one again is it is a nothing really, you are expressing the view of last resort. Again, you don't have a Legislature for three, four maybe five months and whether you want rent control or not, you couldn't have it when it is needed. I don't want it, but if it is desperately needed, then every person has an obligation to look at that last resort. If we are not here, that last resort can't be used.

Mr. Chairman, I was torn between which route to go.

Mr. Chairman: Thank you, Mr. Lengerke?

Mr. Lengerke: Mr. Chairman, I think the Member from Kluane expressed some of my concerns with respect to the first motion, however, I was just not quite that strong in supporting it at any point. I just don't like the idea of some kind of a veiled threat hanging over people. That is the reason why I would be against that type of method.

I realize, of course, this amendment that we have put forward, if it is taken in its context and taken in all sincerity, it is asking that certain things be done and we suggest and we would hope that the Government does truly exhaust all their efforts in providing adequate land as many of the Members, in fact I think all Members have spoken on the fact that the land situation is the one that is really the critical one. If we knew full well that the Government would exhaust their efforts, I am sure we would see some fruition in that we would have land available and we would see some other programs coming forth. Hopefully, they will do this, however that is going to remain to be seen and Members that will appear in this Legislature at some future date I am sure are again going to keep pounding on this and maybe they will bring about the reality of having land available.

Mr. Chairman: Mr. Berger?

Mr. Berger: Mr. Chairman, that is the easy way out. It is not taking on responsibility, it is sitting on the fence. As I said yesterday, we don't know which way we are going to go, we don't like one thing, we don't like another thing, so we try to balance along on the fence. Sometimes he threatens to fall off, so no, Mr. Chairman. You either take on responsibility or forget about it. We talk about it and the Honourable Member that just spoke before me gave a real passionate speech last fall and said we want a leader, we want responsibility, we want this, and we want that. Here, Mr. Chairman, is a good opportunity to take on the responsibility. Mr. Chairman, the Honourable Member opts out, he says, "No, I can't take on this responsibility it is too much and I may get grey hair and maybe get ulcers because some landlords maybe don't like to have a threat hanging over their head."

That's a nothing amendment, Mr. Chairman, because we again unload the old saying that's been thrashed around in this House and in this Territory for years. "This is all the Federal government's fault, it's not our fault, the federal government is holding us up. They don't give us any land." The Minister of Lands makes a statement of saying that all that the Territory has is 361.6 acres. We need more land.

We all know, Mr. Chairman, that that land is not available because the federal government put a freeze on that land, but

here we're demanding that the Yukon Government open up more land. Well, for the information of the second part of this particular amendment, there is no land available in the Dawson area, period, unless the federal government releases those lands.

There is no land available in Haines Junction, unless the federal government releases some land. So, in other words, we are putting the blame on this particular issue squarely on the shoulders of the federal government, instead of us taking on the responsibility.

So, Mr. Chairman, I cannot support an amendment like this. As the Honourable Member, the mover of this amendment actually says, it's a nothing thing.

Mr. Chairman: Mr. Lengerke.

Mr. Lengerke: I object to the remarks, certainly directed at myself from the Member. The easiest way would be to initiate rent controls and it doesn't take any brains to figure that one out, but I think it does take a little initiative and a little more broad mindedness to figure out what other programs could be done and why the heck we aren't having success in those other areas.

I think there is an opportunity to take action there and that you don't have to dictate to people that you do certain things. I'd rather live in that atmosphere any day of the week, Mr. Chairman.

Mr. Chairman: Mr. Lang.

Hon. Mr. Lang: Mr. Chairman, I think that there's a couple of points that should be made here and, number one, in reference to the remarks that were made by the Member from Kluane, from my knowledge of the major apartments that are available for rent within the City of Whitehorse, there is not a monopoly, if you like, as she alluded to that could possibly happen.

I think that the point that she has raised should be monitored to ensure that that does not happen and that there is a cartel controlling the rental market in the apartment blocks.

I think, at the same time, Mr. Chairman, that it should be pointed out that all the provinces are attempting to get out of controlling rent. Quebec, I understand, is in the midst of a decontrol phase. I know that Alberta is and I know that B.C. is having very, very serious problems with the program that they have.

The program with such a program is that if you get into it and looking at it you have to look and see how you're going to get out of it. The easiest thing to do, Mr. Chairman, is to get into something, but then when you try to find and extricate yourself from a program, it's very, very difficult.

I think that's more than evident even at the federal scene, with the Anti-Inflation Board. It's a very difficult process to try to relieve yourself of a program once you've committed yourself.

As I said earlier, Mr. Chairman, the basis is to attempt to get support in the House for the policies that we would envisage to be written into legislation, if controls are necessary. I have to agree with the Member from Riverdale, I would like to think that the people in the Yukon that happen to be landlords and I would like to also say to the Honourable Member that a lot of the landlords are very nice people. They are people like you and I who have made an investment in the Yukon, a long-term investment and I think that they are responsible enough to realize that it's a long-term investment in the Yukon, it's not a short-term investment.

At the same time, I think it's our responsibility, through the tabling of this green paper, which I think was the responsible manner of going about discussing this issue to let people know what the program would be if we were to go into it

As I said earlier this morning and this afternoon for that matter, Mr. Chairman, I think one of the most important points in the Green Paper is the fact that this program will not affect new housing or a new apartment that is built. The first initial rent would be the consequences of supply and demand.

I think at the same time, Mr. Chairman, if all Members do get down and get through the debating of the Paper that they read the one very important section that is in the conclusions. It states very specifically: "In order to maximize the benefits of rent stabilization, this Government proposes that the necessary legislation be developed, but not implemented until such time as the need is clearly demonstrated." As you know, we are doing a quarterly report of the rental market in Whitehorse and the Yukon, the various communities, attempting just to see what is happening in that area as time progresses. It should be pointed out we do have a *Landlords and Tenants Act* which, I believe calls for not exceeding eight per cent once a year for rental increases.

Mr. Chairman, I think that with the acknowledgment that the policy in the Green Paper is a last resort and I think it should be a last resort, I share the concerns of the Honourable Member from Kluane, and that we will be developing legislation and it will be in the back burners if it is necessary to enact it.

I just hope for the sake of the Yukon and the taxpayers where it is going to cost about \$75 to \$80,000 that this doesn't have to come to pass. I am sure that all Members could have a better idea of where to spend \$80,000 if the question was posed to anyone on any given day.

At the same time, I would like to point out to the Honourable Member from Pelly that I recall very vividly last Session we were condemned because there was in some areas and increase in man years in some departments, at the same time areas advocating more bureaucracy. You are damned if you do and damned if you don't, I guess. I would like to see one position or the other.

Mr. Chairman: Mr. McCall?

Mr. McCall: Thank you, Mr. Chairman. The first part of my remarks to the amendment is in reference to my opponent to my left. He seems to be well versed in doing so many things. At one point he brought up about dictation, one of the advocates of irresponsible government, the way he dictated in his little speeches prior to Christmas recess. Here we have him sitting on a sharp stick and jumping up like a puppet. It reminds me of a fish, Mr. Chairman, a fish that has been filleted.

In answer to the Minister for Education also responsible for housing, I am a little surprised. I think if he canvassed his own constituency, he would be further surprised. I have yet to see him in the three and a half years that I have worked with him that he has given sympathetic consideration to a person who has to pay a high rent. I have yet to see that without throwing out any accusations. I have yet to see it. I have yet to see my opponent to my left here who lives in Riverdale with many people over that pay rent at a very high rate be given sympathetic consideration from their representative.

Could that be the case? I can't give you one example since we both became elected, when the representative from Riverdale and the representative from Porter Creek gave sympathetic consideration of a person who is paying a high rent at any given time and then we get an amendment brought forward, as I mentioned prior to recess, Mr. Chairman, either think positive or think negative. Of course, if one of the sponsors of the amendment thinks negative, it is usual, typical.

I'm a little surprised because it's really a self-defeating type of amendment. As I read the amendment, Mr. Chairman, we have been advised by the Minister of Education that most of these things are already happening, so what are we waiting for, some more?

Mrs. Watson brought up a very good point about initiating and introducing and then activating. It was not the intent to force the Government to activate this legislation, just to demonstrate the thoughts that the Minister for Local Government brought up, about the establishment of a big stick, or the use thereof.

Maybe we should do a survey on that as to its application, because you would have the so-called big stick, which has already been remarked upon.

But I'm a little surprised because I used some of Mr. McKinnon's remarks from "Debates & Proceedings" yesterday, about bread and butter issue. It is going to become a very serious, dangerous bread and butter issue before long.

If the Minister responsible for Yukon Housing can demonstrate his ability like he does in some of his remarks in his planning with Yukon Housing, I would think that his own Department and his responsibilities would be in a far better position with people that work for this Government.

He makes reference to \$80,000. Maybe he should advise us how much it costs for adjudication and lawyers' fees and everything else, because the last one I attended to which was the same thing, an arbitration. It cost \$20,000, for one arbitration case. I'm making reference to one dealing with housing for the Yukon Teachers' Association. I get thrown in my face \$80,000. It's rather juvenile to suggest that.

I'm not going to take issue with that. I don't really have to, that will stand for itself. What I do take issue to is individuals who may or may not have made certain promises to work for the people that elected them.

Mr. Chairman: Mr. McCall, I wonder if you would comment on your discussion to the motion and amendment in question and not to personalities?

Mr. McCall: Well, it seems to have been on the other foot a moment ago, Mr. Chairman, when someone was throwing it at me. I never got up on a Point of Order or a Point of Privilege. Now, I am being restricted in my observations. I have made no accusations at this point.

If you wish to make a rule, Mr. Chairman, by all means.

Mr. Chairman: I have already made the rules. Stick to the subject in hand and—

Mr. McCall: I am sticking to the subject, with all due respect, Mr. Chairman.

Mr. Chairman: You haven't for the last five minutes. You've already put one of your supporters to sleep.

Mr. McCall: Fantastic, that's the responsibilities of falling asleep.

I can't support the amendment, Mr. Chairman.

It means nothing to me.

Mr. Chairman: Thank you, Mr. McCall. Mr. Lengerke?

Mr. Lengerke: Mr. Chairman, I won't even attempt to answer some of the comments from the Honourable Member because I just consider the source where they came from and I will leave it at that. If the Honourable Member from Klondike wants my opinion on rent stabilization I am just not for it, and I say it, period. If I can't say it any plainer than that, then I don't know how and the people can certainly judge me accordingly. I am not for rent stabilization of any sort. I think there are other methods to bring about in order to cope with those situations and if I had some control of the situation I am sure I could bring about some of those other methods. That is as simple as that.

Mr. Chairman: Mr. Berger?

Mr. Berger: Mr. Chairman, I am glad the Honourable Member stood up and said no, he is against anything the

people in the Yukon want, but it is exactly what the people in the Yukon are asking for right in front of the Lysyk Inquiry. The Honourable Member from Kluane read that Lysyk Report and it is recorded there. In other words, what the Honourable Member just said is he is against the wishes of the Yukon. Not against me, I could care less what the Honourable Member thinks or does. But I would like to go on record, Mr. Chairman, that I am not condemning all private landlords. I am not just speaking about landlords, I am also speaking mostly in regards to the Territorial Government, Mr. Chairman. They, as far as I am concerned are one of the worst offenders in this game we are talking about, about rents. As I said before the noon recess, Mr. Chairman, I partially hold them responsible for part of the high rent we are having in the Territory right now. I am not condemning all the landlords and saying all private landlords are bad. The Government is one of the worst as far as I am concerned.

I would also like to touch on a point the Honourable Member from Kluane raised about the Commissioner having to give assent to the Bill. Yesterday we were assured in Committee by the Honourable Member from Porter Creek that Executive Committee is the Commissioner. When I objected to a certain section in our *Elections Ordinance*, Section 4.(2), the Honourable Member from Porter Creek assured this Committee that Executive Committee is the Commissioner and they will make the selection of the Board. I wonder if we can get that assurance right now that they are also going to be the Commissioner to assent a Bill, or could give their assurance to this Committee that if they bring in this Bill that they would give assent and tell the Commissioner when to assent to the Bill.

Mr. Chairman: Mr. Lang?

Hon. Mr. Lang: Mr. Chairman, I think there is some clarification here and I did not say that the Executive Committee was the Commissioner. I said the Executive Committee would make the decision in respect to names of the Board to the *Elections Ordinance* to run it. In reference to the comments that were made yesterday, I still have not heard from the Members any prospective names that could be considered for taking those important positions.

Those positions will have to be filled here in the very near future.

Mr. Chairman, it's fair to say, I think that all the people here are quite obviously concerned about the cost of living and obviously the green paper has been brought here for those considerations.

I just want to make it very clear, Mr. Chairman, that the costs of rents I don't think can be classed low, high or otherwise. I'm saying that if they are comparable to provincial jurisdictions, our neighbouring jurisdictions, in other words, across Canada anywhere the rents could be compared, and within reason, I think, between the Yukon and, say, Alberta.

I think it's fair to say that all we are doing is outlining a policy and I would like to think that people would accept it because I think that if it is necessary, we will bring it forth.

Mr. Chairman: Mr. Taylor.

Hon. Mr. Taylor: Yes, Mr. Chairman, I think that the amendment is a good one and I will certainly support the amendment. I just wanted to say, Mr. Chairman, that it seems, as most views, I think, on the important subject of rent stabilization have been expressed, then perhaps this may be an opportune time to put the question and the amendment.

Mr. Chairman: Mrs. Watson.

Mrs. Watson: Mr. Chairman, if we're getting into the constitutional debate, and as you gave a little bit of freedom on that, I would like to take the opportunity of replying to the Minister of Education, who said he was waiting for names of people for the Board to operate elections. I think one of the big

reasons that many of us were concerned about it was the fact that the Commissioner was specifically named as a person appointing the Board and we also didn't want the politicians involved.

I mean, no way do you want a Board that operates elections to be recommended by either party, political party. You have to try to derive some neutral way of appointing good people and when they stood up and said the Executive Committee is appointing the Elections Board, well, you know, you're just thinking a political partisanship and then when he wants me to come forth and say that I would recommend someone, well, that would be the last thing that a person would want to do.

Mr. Chairman: I think now that we've deviated so far from this amendment that I think it's time that we call a question on the amendment.

Mrs. Watson: Ah, Mr. Chairman.

Some Members: Question.

Mr. Berger: Point of Order, Mr. Chairman.

Mr. Chairman: Shall the amendment carry?

Mr. Berger: On a point of order, Mr. Chairman. Point of order.

Mr. Chairman: You want to have a--

Mr. Berger: Point of order, Mr. Chairman, point of order, Mr. Chairman.

Mr. Chairman: Yes, Mr. Berger.

Mr. Berger: I asked a question, Mr. Chairman, if the Minister of Education can assure this House that the Executive Committee can make decisions above the Commissioner. I did not receive an answer on it and I would like to read in the record, Mr. Chairman, what the Honourable Member said yesterday, on page 756 in the "Debates and Proceedings":

"Mr. Speaker, I am disappointed to hear the comments by the Members, because I think we covered this particular area of the Bill in Committee. I think that it is fair to say, Mr. Speaker, that the appointments will be made by the Executive Committee".

Mr. Chairman, my question is that Section 4.2 of the *Elections Ordinance* states the Commissioner is to appoint the board and Mr. Chairman, the Honourable Member from Porter Creek says no, it will be the Executive Committee.

My question has not been answered.

Mr. Chairman: Mr. Berger, that question has nothing to do with this.

Mr. Berger: It is relevant, Mr. Chairman, because the Honourable Member from Kluane had doubts about voting for the motion I introduced. If she could get the assurance of the Executive Committee that the Executive Committee will make the decision and not the Commissioner, she probably will vote for my motion, Mr. Chairman.

Mr. Chairman: The question has been called. I will read the motion.

Moved by Mr. Lengerke, seconded by Mrs. Watson, that the motion as proposed by Mr. Berger, seconded by Mr. McCall, be amended by striking out all the words after "the Government of the Yukon" and substituting the following: "recognizes that the concept of rent stabilization has some merit as a last resort method in providing affordable housing. THEREFORE, that the Government of Yukon only consider this type of Legislation after having exhausted all other efforts such as providing adequate land for housing programs and attempting, together with the provincial jurisdictions to seek methods to provide lower interest rates and approved mortgage terms."

Shall the amendment carry?

Some Members: Agree.

Some Members: Disagree.

Mr. Chairman: Show of hands? Agree? Disagree?

Amendment agreed to

Mr. Chairman: Shall the motion as amended carry?

Yes, Mr. Lengerke?

Mr. Lengerke: Before the question is put, I wanted to appeal to the Chair. The Member from Hootalinqua did want to speak and I am just wondering, I wouldn't mind hearing him speak. I realize the vote has been taken.

Mr. Chairman: Everybody has spoken five, six or seven times on the motion and we are not hearing anything new. Yes, Mr. Fleming?

Mr. Fleming: Mr. Chairman, that is just exactly what I was going to say, but if I may just have one moment.

Mr. Chairman: Okay.

Mr. Fleming: The resolution in itself, and as I said this morning, I believe in the philosophy of this Green Paper and as the Minister just got finished saying, in the last section it says that there will be some legislation ready to go. This is exactly what I felt. I didn't want the first motion, because it just absolutely says get the legislation and put it into action right now and I think it would kill this country. This motion here turns right around, therefore the Government of the Yukon only, just remember that word, consider this type of legislation after having exhausted all other efforts, and I am saying that just turns right around and puts it in the hand of the Government so they don't have to do anything. That's the reason, Mr. Chairman that I wished to speak.

Mr. Chairman: The question is called on the amended resolution.

Some Members: Agreed.

Some Members: Disagreed.

Mr. Chairman: Show of hands? Agreed? Disagree?

Motion agreed to

Mr. Chairman: I will now declare a brief recess so everybody can cool off.

Recess

Mr. Chairman: Mr. McCall.

Mr. McCall: Mr. Chairman, I would move that Mr. Speaker do now resume the Chair.

Mr. Fleming: I second it.

Mr. Chairman: It has been moved and seconded that Mr. Speaker do now resume the Chair.

Motion agreed to

Mr. Speaker resumes Chair

Mr. Speaker: I will now call the House to order.

May we have a report from the Chairman of Committees?

Mr. McIntyre: Yes, Mr. Speaker, the Committee of the Whole have considered a motion respecting the green paper on Rent Stabilization and directed me to report as follows: that the Government of the Yukon recognize the concept of rent stabilization has some merit as a last resource method in providing affordable housing and therefore that the Government of Yukon only consider this type of legislation after having exhausted all other efforts, such as providing adequate land for housing programs and attempting, together with the provincial jurisdictions, to seek methods to provide lower interest rates in approved mortgage terms.

Mr. Speaker: You have heard the report of the Chairman of Committees. Are you agreed.

Some Members: Agreed.

Mr. Speaker: The House is now prepared to received Mr. Commissioner in his role of Lieutenant-Governor, to give assent to certain bills which have passed this House.

Recess

COMMISSIONER ENTERS THE CHAMBERS ANNOUNCED BY THE SERGEANT AT-ARMS

Mr. Speaker: Mr. Commissioner, the Assembly has passed a number of Bills, to which, in the name and on behalf of the Assembly, I respectfully request your assent.

Madam Clerk: Bill Number One, *Motor Vehicles Ordinance*, Bill Number 3, *An Ordinance to Amend the Municipal Ordinance*, Bill Number 4, *An Ordinance to Amend the Local Improvement District Ordinance*, Bill Number 10, *Elections Ordinance, 1977*.

Mr. Commissioner: Mr. Speaker, I hereby give assent to the Bills as enumerated by the Clerk.

Madam Clerk: It is the will and pleasure that this House be prorogued and this House is accordingly prorogued.

Prorogued

The following Legislative Return was Tabled (March 1, 1978)

77-2-67

Indian Act Superseding Ordinance

(Oral Question - Page 734 - February 27, 1978)

LEGISLATIVE RETURN #67
(1977 Second Session)

Mr. Speaker,
Members of the Assembly

On February 27, 1978, Mr. B. Fleming asked the following question:

"I would ask if the Indian Act does, or does not, supersede our Ordinances in many ways?"

The answer to the question above is as follows:

It would supercede these Ordinances if it conflicted with them. In the case of the Health Care Insurance Plan and Workers' Compensation Ordinances it does not conflict.

February 28th, 1978.


Signature