

**From:** Christiane Cramp  
**Sent:** Tuesday, August 31, 2010 8:13 PM  
**Subject:** Written Submission to the Committee

RE: Proposed Changes to the Landlord Tenant Act of the Yukon

Even if a tenant's rent is subsidized, the rent they pay monthly should not pass the fair-market price that unsubsidized tenants are paying for similar housing units. Especially for the disabled, where the choices of accommodations are extremely limited within all Yukon communities, this creates/induces/promotes a poverty situation.

At present for tenants who, with Whitehorse Housing Authority social housing and other landlords they have a subsidized rental agreement with, pay 1/4 of their gross income to the landlord. There is no cap or ceiling for the rent. So in good months of the year, or where there are 3 pay-cheques in one month, the tenant pays much more than fair-market price for that month. This keeps them impoverished and forced to stay in that unit, though they otherwise might be able to at the least not have to rely on the local food banks and goodwill shops, or at best eventually graduate to their own home or unsubsidized rent.

If the rent is subsidized, the landlord never loses any income at all, whether the tenant has a bad month or good month. So a cap or ceiling on the rent to match the current fair-market price of a similar unit would not be a hardship to landlords.

I propose that a rental cap/ceiling be set, throughout the Yukon, on all subsidized housing units so that the monthly rent should not pass the fair-market rent price of the local area for all subsidized tenants or pass the rental price that unsubsidized tenants in the same/similar housing units pay.

Thank you for your time.

Christiane Cramp