

**Submission to the Select Committee on
the *Landlord and Tenant Act***

**Yukon Status of Women Council
& Working Group**

September 8, 2010

Acknowledgements

We would like to thank all the members of the working group who contributed to this submission: Kaushee's Place, Yukon Status of Women Council, Yukon Human Rights Commission, Whitehorse Chamber of Commerce, Les EssentiElles, Judi Johnny, Christiane Cramp, Victoria Faulkner Women's Centre, PSAC Women's Committee, Yukon Anti-Poverty Coalition. We would also like to thank the Centre for Equality Rights in Accommodation (CERA) for their invaluable research assistance.

Summary

The Yukon *Landlord and Tenant Act* is an old piece of legislation passed in 1972. Members of the working group believe it no longer offers ample protection to landlords and tenants. The language is often archaic and difficult to understand, decreasing its usefulness. The group believes it is past time to update the *Act* and bring it into line with residential tenancy acts across Canada. The group conducted research and drew on their collective working experience to formulate recommendations for changes to the *Act*. The *Act* does not reflect modern concepts such as housing as a human right, nor does it offer compliance with international covenants such as the Universal Declaration of Human Rights and the International Covenant on Economic, Social and Cultural Rights.

Many Canadian jurisdictions, such as Ontario and Alberta, have updated their residential tenancy acts, giving a body of work for reference. Yukoners deserve to have their rights and obligations clearly and concisely laid out. The Yukon is unique. We have the opportunity to provide the best protections possible for all Yukoners by tailoring the Act to fit our unique needs.

Background

Interest in reviewing and updating the *Yukon Landlord and Tenant Act* began with the research for the study of women and homelessness in the Yukon, *A Little Kindness Would Go a Long Way* by the Yukon Status of Women Council. During that research, it became apparent that the *Landlord and Tenant Act* was not meeting the needs of tenants in particular. Many service providers and agencies related that their clients did not find protection or accessible recourse under the *Act*. A group of stakeholders came together to educate themselves about residential tenancy acts across the country, international covenants Canada has signed and to offer their research findings to those with the authority/capacity to update the Act.

The group undertook an informal tenant survey, researched and analyzed the data from the Yukon Tenant Court, conducted cross-country research on residential tenancy acts, international covenants which include housing that Canada has signed, and the report of the United Nations Special Rapporteur on Housing.

Tenant Survey Results

The Working Group prepared and distributed a 21 question survey in order to have data on the present situation of tenants in Whitehorse. 34 respondents completed a survey in either official language. A compilation of the survey results can be found in Appendix B.

The profile of the respondents was as follows.

- 29 women and 4 men. We reached mostly woman, a result of the survey distribution points.
- Ages ranged from 22 to 42
- The length of residency in Whitehorse was either 1 to 3 years or more than 10 years.
- 14 of the respondents spend 26 % to 50 % of their income on rent and 12 of them spent 50 % and over.
- The monthly rent for the majority is around \$400 to \$500 or in between \$800 to \$900.

The general trend seems to be that respondents are satisfied with poor rental standards and that the definition of safe accommodation is wide open to interpretation. The results show that respondents thought their accommodation was good. But on the other hand, they all had a long list of things that needed to be fixed. These ranged from a leaky faucet to broken windows and mould. One of the respondents could not find good and affordable accommodation; she is presently homeless because she requires good standards for her living space. "I'm 28 year old women, non smoker, no pets, a full-time job, no kids and excellent references in the Yukon and I've been homeless for 2 months!"

Responses to the question related to rent increases draws a clear picture of the unregulated situation. We can read from the results that there are no regulations regarding rent increases, it is up to individual landlords to determine rental increases after a year's tenancy. The cost of living in the Yukon is very expensive, it is difficult to manage a budget with gas prices going up and down, food prices always rising plus rent that can raise \$100 per month from the previous year or with a new tenant.

Finally, the majority responded that they knew more or less their rights and those of their landlord. However, it is rare that people take the time to read acts like the *Landlord and Tenant Act*. The question should have been more precisely worded to ask whether anyone had read the *Act*.

Yukon Tenant Court

The Yukon Landlord and Tenant Act specifies that a Rentals Officer can receive complaints, mediate or arbitrate disputes between landlords and tenants and investigate complaints. This duty is the responsibility of Consumer Services, Consumer Relations Officers. However, mediation of disputes is not mandatory as it is in some other jurisdictions like British Columbia. Since both parties must consent to the mediation, this remedy is infrequently used. The Rentals Officer also has the authority to arbitrate

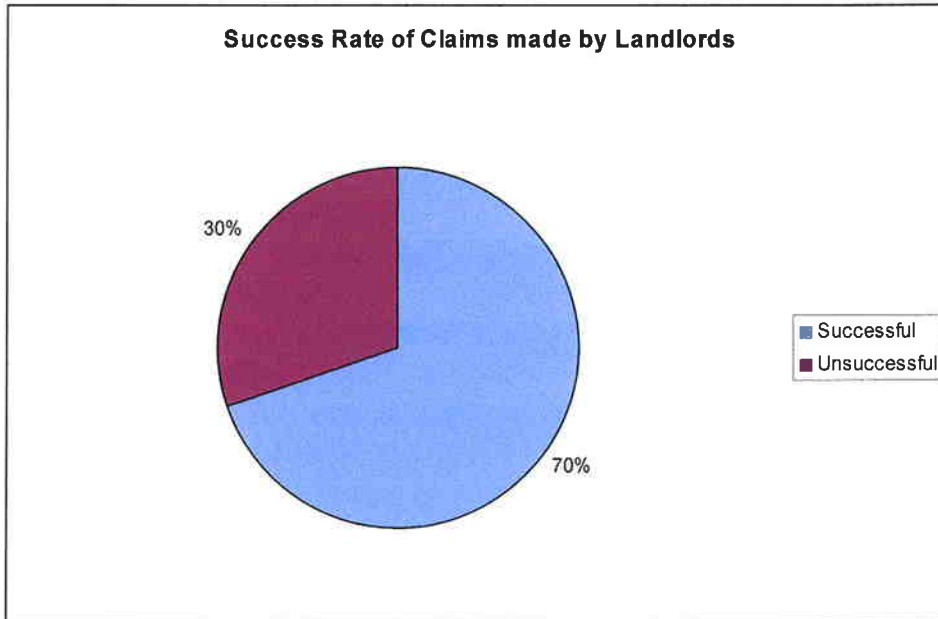
disputes if both parties wish. The decision made by this Rentals Officer is binding on both parties. Again, this optional remedy is infrequently used.

The Yukon Tenant Court is the next remedy available to both landlords and tenants free of charge. Landlords and tenants may go to court for a variety of reasons such as eviction, substantial breaches of the tenancy agreement, compensation, recovery of rent or damages, court orders regarding repairs etc. However, there are insufficient supports available to those wishing to make use of this court. The Neighborhood Law Centre can assist tenants to dispute evictions, but since these are time sensitive cases and the service is heavily used, this support may not be practical. Low income and marginalized people are intimidated by going to court and afraid of repercussions. They are often unaware of their rights, afraid to “rock the boat” or unable to wait for substantial repairs to be made before they vacate a premises. In the case of tenants disputing an eviction, the tenant may be evicted before they can take the case to court. Even if a tenant receives a favourable judgment from the court, the *Landlord and Tenant Act* allows eviction without cause, so the best a tenant can hope to achieve is another month’s tenancy.

It would seem that the Landlord and Tenant Court is a remedy favoured by landlords and not used by tenants. The forms used were designed for use by landlords not tenants. Consequently, they are difficult for even lawyers to fill out. Upon closer scrutiny, out of the 72 cases between 2006 and 2008, 63 claims were made by landlords and 9 claims were made by tenants. The following is a breakdown of these cases.

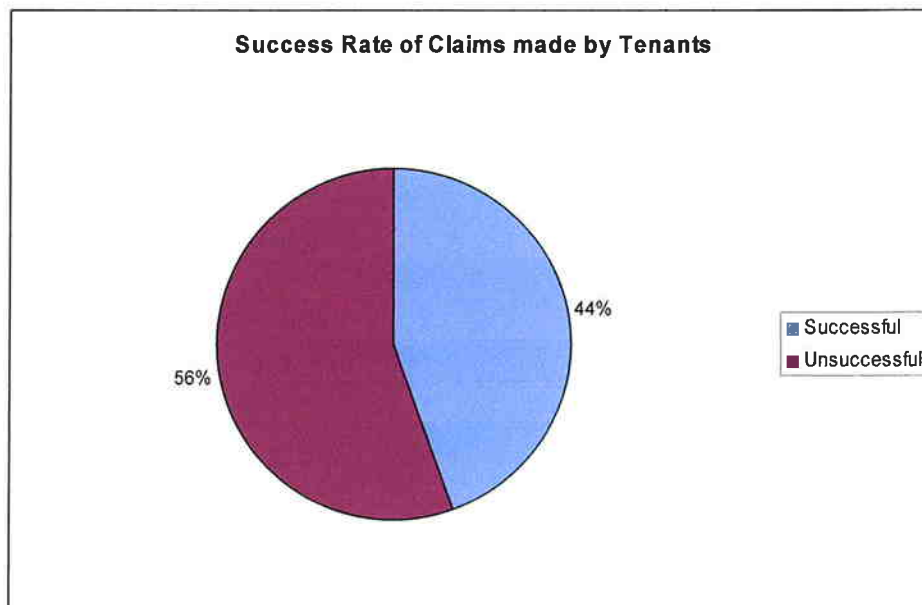
Claims made by Landlords:

- 44 of the claims made by landlords were successful.
- Most claims made by the landlords were seeking outstanding rent money owed and the termination of the tenancy.
- 1 claim made by a landlord was unsuccessful due to the landlord’s application not being granted after the Hearing
- 6 of the claims made by landlords were cancelled and not pursued due to an informal resolution or the tenant moving out or paying the outstanding rent
- 5 of the claims were struck due to the landlord not being present at the Hearing
- 3 of the claims made by a landlord were adjourned at the Hearings
- 3 of the claims made were dismissed due to the claim not being within the jurisdiction of the *Act*, most were referred to the Small Claims Court
- 1 case was simply dismissed



Claims made by Tenants:

- 4 of the claims made by tenants were successful
- Most of the claims made by tenants were seeking the return of their security deposit from their landlords
- 2 of the claims were unsuccessful and an order was granted to the landlord after the Hearing
- 1 claim was unsuccessful because the tenant dismissed their case
- 1 of the cases was adjourned
- 1 claim was referred to the Small Claims Court



Clearly, more landlords use the court system and have more success using it than tenants. Of the claims made, seventy percent of landlords were successful while forty-four percent of tenants' claims were successful. There is little to motivate or enable tenants to use the only remedy that does not require the cooperation of the landlord. At present, going to court is a daunting, formidable and often impractical option for most tenants.

In order for these remedies to work, the unequal power relationship between tenants and landlords must be acknowledged. The Yukon government has an obligation to protect and assist its vulnerable citizens. In a tight housing market with vacancy rates lower than 2%, it is very difficult for a tenant to take their landlord to court. Most marginalized and low-income people do not want to take the risk of alienating their landlord or acquiring a reputation as a difficult tenant. Tenants also need more knowledge of their rights and landlords of their obligations. Tenants need education and assistance in using the court system. Effective remedies would involve making mediation and arbitration obligatory for both parties and providing legal supports for low-income tenants to seek justice from the court. The rental officer's position could be expanded to include assisting people using the court and the capacity of the Neighborhood Law Center would need enhancing.

Housing is a Human Right

The right to housing is included as a basic human right in the Universal Declaration of Human Rights, the International Covenant on Economic, Social and Cultural Rights and the Convention on the Elimination of all Forms of Discrimination Against Women. Ratifying human rights instruments not only recognizes the right to housing but also creates an obligation on governments to take steps to realize these human rights with the maximum available resources. Canada has ratified these conventions and the Yukon needs to honour our commitments to these international covenants and in doing so, contribute to the health and well-being of Yukon society. One way of doing this would be to reform the *Landlord and Tenant Act* to reflect and protect this basic human right.

The United Nations Committee on the Elimination of Discrimination against Women has just released its concluding observations for the 2008 periodic review of Canada's compliance. The committee "...expresses concern at the current severe housing shortage, in particular in aboriginal communities, and at the high cost of rent and the impact thereof on women." The working group believes that revisions such as eliminating eviction without cause and, updates to the *Landlord and Tenant Act* would be a small step in addressing the concern for the current housing shortage and send the message that housing is indeed a human right in the Yukon.

The United Nations Special Rapporteur on adequate housing stated in his 2007 report on Canada that the provinces and territories need to create a consistent framework of tenant protection that meets the standards set in international human rights law. He also recommended that domestic legal and other remedies must be made available to protect the right to adequate housing. He stated: "Individuals and groups must be protected from abuse by landlordscapable of abusing their rights." (Miloon Kothari, 2007). At present, the Yukon *Landlord and Tenant Act* does not offer basic protection to tenants.

Reform of the Yukon *Landlord and Tenant Act* and Yukon *Human Rights Act* to prohibit eviction without cause and provide additional remedies for tenants would go far to meet this recommendation.

Eviction without cause does not reflect or support housing as a basic human right. Eviction without cause contributes to homelessness in the Yukon. The Yukon *Landlord and Tenant Act* is the only *Act* in Canada which allows eviction without cause. Changing this would bring Yukon's legislation in line with the rest of the country and would protect vulnerable Yukoners basic human rights under the law, and honour our international obligations.

Cross Country Comparisons

We conducted a comparison of residential tenancy acts across Canada with the help of the Centre for Equality Rights in Accommodation. One of the first differences between our *Act* and those across Canada is the accessibility of the *Act*. Acts from other Canadian jurisdictions are much easier for lawyers and non-lawyers to read and comprehend. Lawyers from CERA commented that the *Act* should be user-friendly and written in plain language conforming to current best practices in law-making. Chief Justice Beverly McLachlin has often said, "The law belongs to the people". We agree and believe the people should be able to understand the laws that apply to them.

The Yukon is the only jurisdiction in Canada that allows evictions without cause for all landlords. In the Northwest Territories, the NWT Housing Corporation uses three month tenancy leases. When the contract ends and is not renewed, the tenant is technically not evicted. However, for all practical intents and purposes this has the effect of an eviction without cause. No other landlord in the NWT is given this provision. Most provinces have a process in place before an eviction can occur. The standard process consists of a written notice and a period of time for appealing. Five provinces include a time for the tenant to remedy the situation. Five provinces have an advisory board or tenancy commission to which tenants may appeal before taking their claim to court. The Northwest Territories allows evictions by order of the Supreme Court.

Remedies are clearly spelled out in all acts. Five jurisdictions have an advisory board or a residential tenancy commission which offers dispute resolution services with the option of taking the matter to court by either party. Some of these services require both parties to be involved if a complaint or appeal is made. In the remaining jurisdictions, a director or rental officer can mediate disputes and make recommendations which may or may not be binding and can be appealed in court.

However, as reported above, optional mediation is infrequently used and tenants are not using the courts to resolve disputes. It would seem that there are more options for landlords than for the tenants. The option of court is for both, but landlords often have more experience with court processes and have more financial means than tenants to pursue actions and access legal services.

Most jurisdictions reflect the nature of legal regulation by calling their legislation a residential tenancy act not a landlord and tenant act. Only Yukon, Nunavut, Northwest Territories and Quebec still use the name of "Landlord and Tenant Act". Modernizing the name of the legislation would place the focus on the business and legal nature of the transaction and would set a neutral tone. This was done in 1985, when the *Employment Standards Act* replaced the 1968 *Labour Standard Ordinance*.

In general, it appears that Ontario's act seems to be the most comprehensive, accessible and clear. It defines exactly who falls under the act and outlines their responsibilities and rights. In the Yukon, much is left to interpretation. Ontario's act seems quite balanced in rights and protections for both landlords and tenants, laying them out in a clear and rigorous manner. In evaluating the acts, CERA related that Yukon and Ontario's acts seem to be at either end of the continuum. In addition, Ontario is contemplating passing a new law, the Escaping Domestic Violence Act, which would give an abused woman the right to give 28 days notice rather than being obligated by the entire duration of their lease agreement. The security deposit would be used as the final month's rent. This would benefit tenants with one year leases, a situation occurring more frequently in the Yukon. The victim of violence would need to show the landlord confirmation of the existence of domestic violence. Rather than a new law, this provision could be included in the *Landlord and Tenant Act*.

The Yukon is in a position to modernize an old *Act* and to adopt the best provisions from all jurisdictions. The Yukon has always been considered unique. We have a chance to make our *Act* unique and one that works well for all Yukoners.

Minimum Rental Standards

Yukon does not have in place minimum rental standards to which tenants and landlords must adhere. Minimum rental standards would establish the minimum conditions which are essential to good health and which make housing premises safe, sanitary and fit for human habitation. Regulations would govern the conditions and maintenance, the supplied utilities, and the use and occupancy of housing. This companion piece is necessary to give landlords a basis for pursuing damages and for tenants to be ensured safe and decent rental accommodation. Having clearly defined standards in place would decrease disputes between landlords and tenants and increase the health of neighborhoods.

In larger jurisdictions, municipalities enact bylaws which they enforce. Alberta has passed legislation, *Minimum Housing and Health Standards*, which applies to the entire province. In our small jurisdiction it would be practical to have minimum rental standards that apply throughout the Yukon. Such standards and regulations could be written into the existing Public Health and Safety Act which and would be enforceable by Environmental Health Services. Landlord's property would be better protected as would the rights of tenants to safe housing.

Recommendations

In reviewing Canadian residential tenancy acts, the working group noted features which would be of benefit and clarity for the Yukon *Landlord and Tenant Act*. The following recommendations come from the group's experience with the Yukon *Landlord and Tenant Act* and from our research.

1. Eliminate evictions without cause bringing Yukon's *Act* in line with all other Canadian jurisdictions. It would also bring the Yukon into closer compliance with international covenants and reflect the concept of housing as a basic human right.
2. Clearly list all causes for eviction including damage to property by tenants. This may eliminate confusion for both parties and prevent the need for dispute resolution. It would clarify and solidify landlords' rights and position.
3. Include sufficient time in the *Act*, after an eviction notice, for remedial action by the tenant.
4. Increase the notification time a tenant must receive before vacating a premises on the expiration or termination of tenancy.
5. Hotel rooms rented on a monthly basis should be included under the definition of "residential premises" in section 59(1), given the large number of tenants forced to live in hotels in Whitehorse, due to the lack of decent low income housing.
6. Provide legal support for low income and vulnerable tenants going to court. This would increase the likelihood that tenants would use the remedies provided to exercise their rights.
7. There are currently no appeal provisions in the *Act*. A provision in the *Act* needs to be included to allow for an appeal of the Judge's decision (i.e. an appeal from the decision of the Territorial Court Judge to the Supreme Court).
8. The *Act* is very difficult to read and interpret. Some sections contain archaic language which many people would have trouble understanding. For example, Sec.74 (d), "time of entry shall be between the hours of eight o'clock in the **forenoon**...". The *Act* needs to be re-written in plain language, currently a best practice in law-making.
9. Include provisions for control of rent increases by landlords, especially for those renting on a monthly basis. With soaring fuel costs and housing shortages in the Yukon, this would assist in preventing homelessness, over-crowding, insecure and inadequate housing.
10. The *Act* needs to spell out clearly the penalties for retaliation and list prohibited grounds. Section 97(2) (a) is insufficient to protect all tenants.
11. A tribunal/advisory board before evictions can occur, can recommend Court (supported) or dispute service. The Yukon government should seriously consider developing a quasi-judicial board or advisory board, similar to the Tribunal Board in Ontario or the advisory board in Alberta, that would serve two functions: providing mediation between tenant and landlord and a mechanism whereby a tenant or landlord can file applications to have their problems resolved by a Board member if they believe one of the parties violated their obligation under the

Landlord Tenant Act. This body could recommend that the matter be resolved by the courts if warranted.

12. When a landlord or a tenant applies for dispute resolution, participation by both parties should be mandatory. At present, if one party refuses, the only remedy is to take the matter to court.
13. The forms used by the Landlord and Tenant Court need to be changed to be appropriate for use by both landlords and tenants. The forms should be easier to understand and to fill out. In addition, the forms should be bilingual.
14. Include accrual of interest on security deposits paid for all residential tenancies, not just mobile homes (Section 103).
15. Include a provision for those escaping domestic violence enabling an early termination of their lease provided documentation of domestic violence.
16. Amend the Public Health and Safety Act to add provisions for minimum rental standards and regulations for their enforcement.
17. A fund should be established to assist landlords to repair their properties where significant damage, not covered by damage or security deposits, has occurred over and above normal wear and tear. Yukon Housing presently has funds available for renovations by the private sector. This fund could be augmented with a special fund available to landlords.

Appendices

Appendix A

Court Data

Number of Landlord Tenant Act Files (For Calendar Year 2005 – 2007)

2005 – Total 17 (including 1 in Supreme Court)

2006 – Total 28 (including 1 in Supreme Court)

2007 – Total 31

Appendix B

Survey on the situation of tenants in Whitehorse

The results of this survey will be used by the *Advocacy Committee for the Revision of the Landlord and Tenant Act** to prepare a case in support of the revision of the *Landlord and Tenant Act* by the territorial government.

Your participation is valued and will contribute to the protection of your rights as a tenant.

(*The *Advocacy Committee for the Revision of the Landlord and Tenant Act* is composed of various Whitehorse community organizations. The *Landlord and Tenant Act* can be found at this address: <http://www.gov.yk.ca/legislation/acts/late.pdf>).

1. What is your age bracket?

- 16 to 21 22 to 32 33 to 42 43 to 52 53 to 64 65 or more

2. What is your gender? F M

3. How long have you lived in Whitehorse?

- Less than a year 1 to 3 years 4 to 6 years 7 to 9 years
 10 years or more

4. How long did it take you to find accommodation?

- 1 to 3 weeks 1 to 3 months 4 months or more

5. How much is your monthly rent? (excluding service charges, phone, electricity, etc.)

- \$400 - \$500 \$1,000 - \$1,200
 \$600 - \$700 \$1,300 - \$1,500
 \$800 - \$900

6. Please indicate how many times your rent has increased in the last five years and the amount of increase each time:

--

7. Do you consider this (these) increase(s) reasonable?

- Yes No

8. Do you receive rental assistance?

- Yes No

9. What percentage of your income goes to paying your rent?

- Less than 25% 26% - 50% 50% or more

10. Is your landlord willing to reduce your rent in exchange for minor repairs that you do?

- Yes No

11. How many times have you moved in the past five years?

- Never 1 to 3 times More than 3 times

12. Is it easy to communicate with your landlord (accessibility)?

- Always Generally Sometimes Rarely Never

Comments: _____

13. Does your landlord respond promptly to requests for repairs and maintenance?

- Always Generally Sometimes Rarely Never

Comments: _____

14. Please indicate how quickly your landlord responds.

- 1 – 5 days 6 – 10 days 10 – 30 days More than a month

15. Would you say that you have a good landlord?

- Yes No Can't say

16. Do you think your accommodation is safe and in good condition?

- Excellent Good Poor Unfit for habitation and/or unsafe

17. Please list some examples of repairs that you think should be done to improve the condition and/or safety of your accommodation:

--

18. Have you been evicted from your accommodation in the past five years?

- Yes No

If so, could you tell us the main reason for your eviction and describe how it happened?

19. Are you generally satisfied with your accommodation?

- Yes No

If not, could you tell us the main reasons?

20. If not, are you looking for a new accommodation?

- Yes No I am considering finding new accommodation.

21. As a tenant, do you know your rights and those of your landlord?

- Very well Fairly well More or less Not at all

Comments: _____

THANK YOU FOR YOUR PARTICIPATION!

Survey made by: Julie Ménard, Les EssentiElles: 668-2636

Information: Charlotte Hrenchuk, Yukon Status of Women Council: 667-4637

Appendix C

Excerpt from *A Little Kindness Would Go a Long Way, A Study of Women's Homelessness in the Yukon*, Hrenchuk & Bopp, 2007, p. 66

Findings – The Determinants of Homelessness for Yukon Women

Summary

“Landlords exert tremendous power over low income women’s lives. They are the gatekeepers between homelessness and housing. Some landlords are helpful; giving a woman a break when she is late with the rent and making repairs when needed. But by far, women reported their experiences with landlords were negative. Their stories reveal landlords who discriminate against First Nation women and women on social assistance. They encounter landlords who advertise “no pets, no children”. Landlords who withhold damage deposits when women did no damage. Landlords who at best, ignore requests for repairs and at worst, evict women who complain about the conditions of their housing, conditions ranging from leaky ceilings, mice, mould, no locks, no heat. Often when landlords do repairs, they raise the rent forcing low income women to find other accommodations. Absentee landlords have told women they were unaware of the conditions of their property, an unacceptable argument at best. Women’s perceptions are that absentee landlords do not care about what goes on with their property as long as they make a profit. Women are living in unsafe, unhealthy conditions because there are no alternatives they can find or afford. In our affluent society, it is incredible that women and children live in such intolerable, substandard conditions.

Landlords walk in and check things out when they please and some landlords sexually harass their tenants. Landlords control whether women can find a place to live, determine their living conditions and can evict them anytime of year without cause with two weeks notice. Landlords are part of the problem and could be part of the solution to homelessness in the Yukon with a little imagination and kindness.”

Appendix D

Correspondence:

The Honourable Glenn Hart
Minister of Community and Corporate Affairs
Yukon Territorial Government
Box 2703
Whitehorse, Yukon, Y1A 1C6

February 4, 2008

Dear Mr. Hart;

Thank you for your response dated March 16, 2007, to our concerns regarding standards of rental housing in the Yukon.

Our original letter (December 19, 2006) called upon the Government of Yukon to: *“enforce the current laws under the Public Health and Safety Act (PHSA) to make such amendments as may be necessary to ensure the PHSA is enforced and that the Landlord and Tenant Act is amended to provide substantive protection for tenants who are forced to complain to their landlord, the government or the Court about the conditions of their housing.”* The response letter stated that the Department recognizes the need to modernize various regulations under the Public Health Act and would be looking at these limitations during future reviews. Furthermore, during the May 28, 2007 question period, you stated that, “we are currently doing an internal review of the Landlord and Tenant Act to see what we can come up with to adjust it on both sides”.

We are writing to inquire into the state of this review process and to offer our support of the review of the “Landlord and Tenant Act”. We are asking for a public, formal review process open to input involving affected citizens. We would like to know when and how the Government of Yukon and Ministry of Community Services will be asking for public input. It is this coalition’s wish to ensure the review and subsequent revision includes:

- Minimum housing and health standards.
- Mechanisms to investigate, and enforce standards in situations where landlords are not meeting their responsibilities under the Act.
- Clarity around the relationship between the Landlord and Tenant Act and the Public Health and Safety Act (PHSA) and legislative authority and/or responsibility for situations that currently do not fall under the PHSA (i.e. electrical problems)
- Protection for tenants in the form of a requirement for “just cause” in the case of evictions.
- A formal process for evictions which involves a hearing with adjudication, as in other Canadian jurisdictions.
- Protection for tenants against discrimination with mechanisms for enforcement.

- Options for Alternative Dispute Resolution such as mediation.
- Protection for tenants against retaliation (e.g. eviction) when they come forward with complaints to consumer Services or attempt to enforce their rights in the courts.
- Legislation in plain language making it easier for landlords and tenants to understand.

We look forward to your prompt response by February 13 outlining progress to date on the review process. We also look forward to being a part of any public consultation and amendments to the existing “Landlord and Tenant Act”.

Sincerely,

Signed by the following:

C. Hrenchuk, Yukon Status of Women Council

C. Chiasson, Yukon Women’s Transition Home

G. Maissonneuve, Victoria Faulkner Women’s Centre

Julie Menard, Les EssentiElles

Kim Hague, Yukon Council on disABILITY

Joanne Smith, PSAC Whitehorse Regional Women’s Committee

L. Roberts, Second Opinion Society

Joel Macht, Learning Disabilities Assoc. of Yukon

Yukon Learn Society

Adeline Weber, Whitehorse Aboriginal Women’s Society

Patricia Bacon, Blood Ties Four Directions Centre

M. MacLeod, FASSY

M. Wolovik, Many Rivers Counselling and Support Services

Heather MacFadgen, Yukon Human Rights Commission

Ross Findlater, Yukon Anti-Poverty Coalition

cc. The Honourable Brad Cathers
The Honourable Elaine Taylor
The Honourable Jim Kenyon

The Honourable Archie Lang
Minister of Community Services
Box 2703
Whitehorse, Yukon

November 22, 2008

Dear Minister Lang,

As you are aware, the Yukon *Landlord and Tenant Act* was enacted in 1972. The Yukon Status of Women Council facilitated a working group to review the *Act* and research residential tenancy acts across Canada. We are requesting a meeting with you at your earliest convenience to discuss our findings.

Thank-you for your consideration and looking forward to your prompt response.

Sincerely,

Signatures include those of the previous letter.

Bibliography

Committee on the Elimination of Discrimination against Women (2008). *Concluding Observations of the Committee on the Elimination of Discrimination against Women: Canada*, United Nations, Doc. Ref: CEDAW/C/CAN/CO/7.

Hrenchuk and Bopp (2007). *A Little Kindness Would Go a Long Way, A Study of Women's Homelessness in the Yukon*, Whitehorse, YT: Yukon

UN Human Rights Council, *Miloon Kothari: Preliminary note on the mission to Canada (9 to 22 October 2007)*, 28 February 2008. A/HRC/7/16/Add.4. Online. UNHCR Refworld, available at: <http://www.unhcr.org/refworld>

Yukon Landlord and Tenant Act, www.gov.yk.ca/legislation/acts/late.pdf

Links:

Minimum Housing and Health Standards: www.health.alberta.ca/documents/Standards-Housing-Minimum

Ontario Residential Tenancy Act: www.ontariotenants.ca/law/act.phtml

The Universal Declaration of Human Rights, the International Covenant on Economic, Social and Cultural Rights and the Convention on the Elimination of Discrimination Against Women can be found on the United Nations website: www.un.org/english