

Fact Sheet | Tenants in Ontario

Where do the majority of renter households live in Ontario?

- ❖ Close to 50% of all renter households in Ontario live in the Toronto metropolitan area.
- ❖ Almost 10% of all renter households in Ontario live in Ottawa.
- ❖ Other urban centres such as Hamilton, Kitchener-Waterloo-Cambridge, London, Oshawa, St. Catharines, and Windsor make up most of the rest.

Renter households are more likely to be comprised of single parents, younger adults, and recent immigrants than owner households.

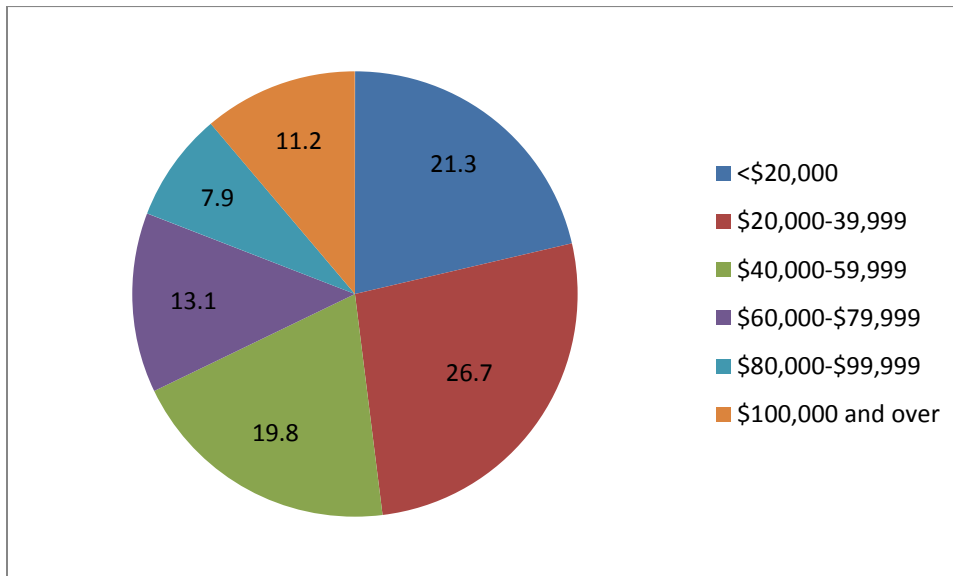
- ❖ 16% of renters are lone parent households (compared to only 8.7% of owner households).
- ❖ Renters are also more likely to be younger - 18% of renters in Ontario are between 15-29 years old (compared to 4% of owner households).
- ❖ Recent immigrants are more likely to be renters. In 2011, 62% of recent immigrants were renters. There is no significant difference in ownership rates between non-immigrants and all immigrants.

Renter households tend to have lower income than homeowner households.

- ❖ The average income of Ontario's renter households is less than half that of homeowner households (\$53,559 vs. \$117,409).
- ❖ The median income of Ontario's renter households is less than half that of homeowner households (\$41,677 vs. \$ 92,672).
- ❖ Renter households have experienced a decrease in average income relative to owner households; the average income of owner households

has increased by 64% since 1991, compared to 39% for renter households.

Figure 1: Income distribution of renter households in Ontario



Source: Statistics Canada, Data tables, 2016 Census, Table 98-400-x2016228

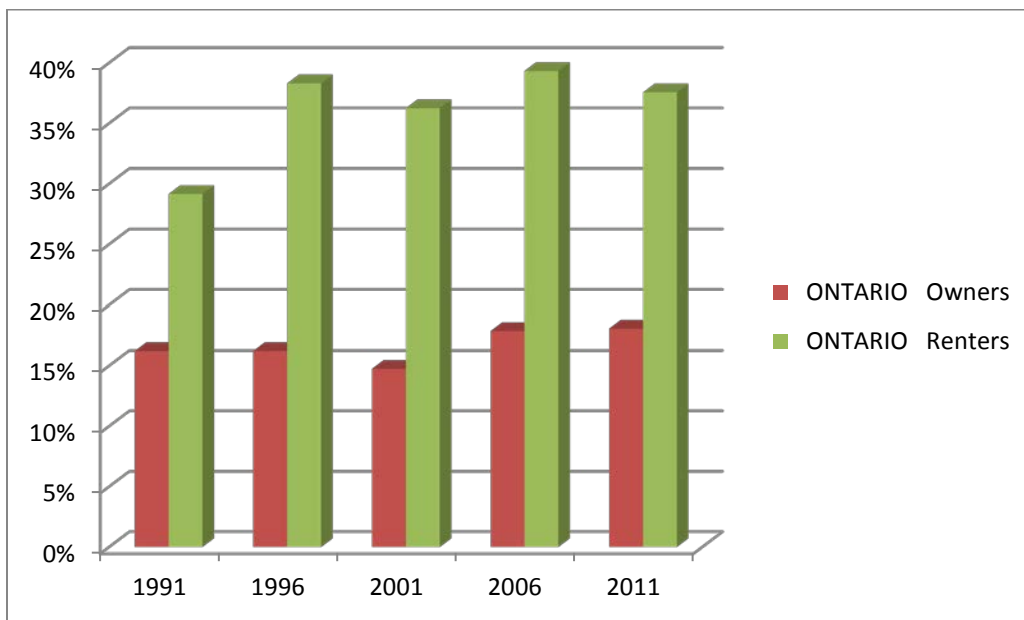
As shown in Figure 1, almost half of renter households in Ontario have average annual incomes below \$40,000 (this is the case for only 18% of homeowner households).

- 1 in 5 of renter households have incomes below \$20,000.
 - Renter households earning less than \$20,000 and living in two bedroom units pay on average 81% of their income each month on rent plus utilities.

While renter households accounted for 28.5% of all Ontario households in 2011, they comprised 61% of households in [core housing need](#) – a significantly disproportionate share.

- ❖ Housing affordability is the predominant cause of core housing need.
- ❖ 46% of renter households in Ontario spend over 30% of their income on housing, compared to 20% of owner households.

Figure 2: Percentage of households living below affordability standard

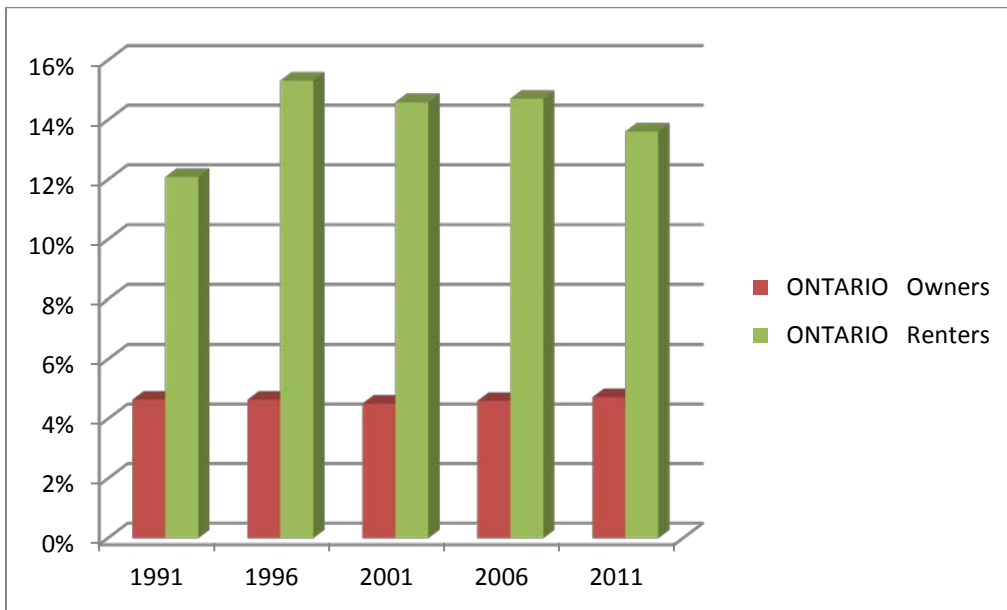


Source: CMHC Housing in Canada Online database

Figure 2 shows the percentage of owner and renter households living below affordability standards from 1991 to 2011. As we can see, approximately double the percentages of renter households compared to owner households are spending an unaffordable proportion of their income on housing.

- ❖ In 2011, average shelter-cost-to-income ratio (STIR) for owners in Ontario was 20%, compared to 29% for renters.

Figure 3: Percentage of households living below suitability standard

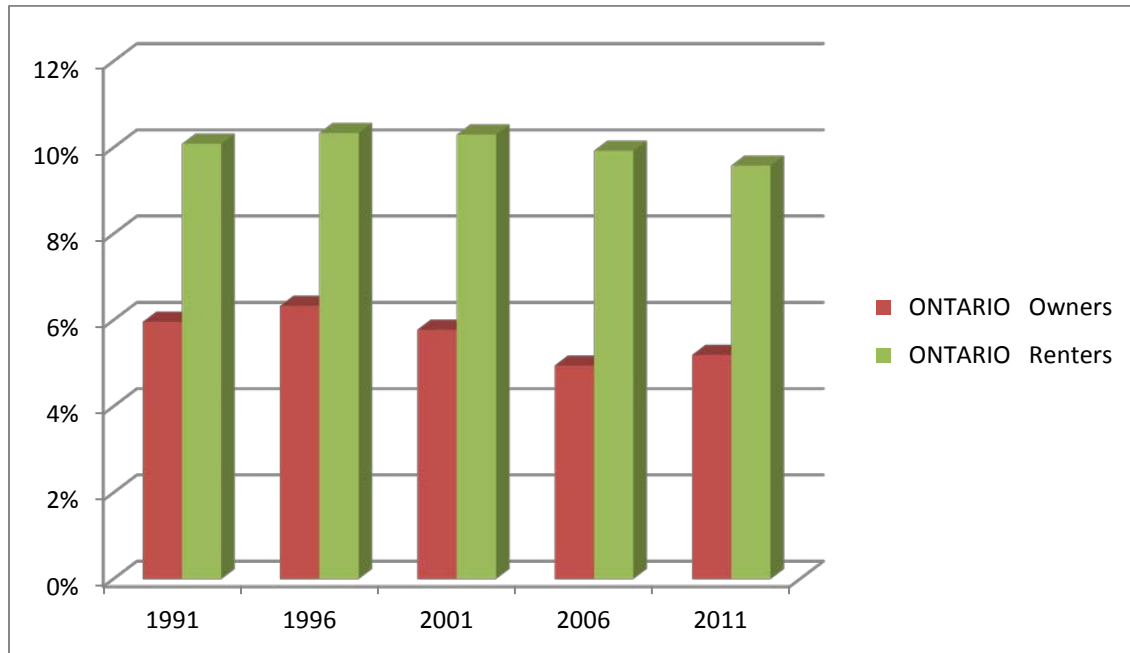


Source: CMHC Housing in Canada Online database

Suitable housing is defined as having enough bedrooms for the size and make-up of resident households, according to the National Occupancy Standard (NOS) requirements.

- ❖ There is a considerable difference between owner and renter households when it comes to living in suitable housing. The percentage of renter households living below suitability standards is almost three times higher than the percentage of owner households.
- ❖ The difference between renter and owner households is particularly acute in Toronto, where 20% of renter households are living below suitability standards, compared to 7% of owner households.

Figure 4: Percentage of households living below adequacy



Source: CMHC Housing in Canada Online database

Adequate dwellings are those reported by their residents as not requiring any major repairs. Major repairs include defective plumbing or electrical wiring, or structural repairs to walls, floors or ceilings.

- ❖ There is a significant difference between the percentage of owners and percentage of renters living below adequacy.
- ❖ As Figure 4 shows, almost double the percentage of renter households live in dwellings that require major repairs compared to owner households.