

TEAM BONNIE

Backgrounder: *More Homes You Can Afford*

Overview

Homeownership – an integral part of the “Ontario Dream” – has never been this out of reach. After six years of Doug Ford as Premier:

- Ontario is building fewer homes annually than it did 50 years ago. In 1974, with half of today’s population, Ontario built nearly 110,000 homes—almost 40,000 more than we’re building now.
- Ontario isn’t just falling short historically—it’s falling behind its peers. Alberta is building double the amount of homes compared to Ontario on a per capita basis, with British Columbia not far behind at 1.6 times more homes.
- The average rent in Ontario has risen at nearly twice the rate of inflation, while average home prices have increased by almost 50%.
- One in five people in Ontario now spends over half of their income on housing.
- Homelessness has increased nearly tenfold, with more than 230,000 Ontarians now without a home and more encampments popping up every day in our neighborhoods.

Ontario was once a national leader in attracting jobs, investment, and growth. It was a destination for people across the country and around the world, drawn by the promise of better opportunities, affordable homes, and a high quality of life. Not anymore. Ontario has gone from being a leader to a laggard, and the exodus of young people and families from our province continues to accelerate.

Doug Ford has failed to address soaring home prices, skyrocketing rents, and collapsing housing starts with the decisive action required to tackle Ontario’s housing crisis. He’s hitting less than half of his own housing targets, [ignoring recommendations from his own housing task force](#), and carving up the Greenbelt to build McMansions for his rich buddies.

Not only is life less affordable, but the economic and social consequences are devastating and permanent. Businesses, hospitals, and schools are struggling to attract and retain talent as young families, teachers, nurses, PSWs, construction, and manufacturing workers abandon Ontario for provinces where housing is more affordable. As a result, under Doug Ford over the last 6 years, Ontario has lost 65,000 jobs, and there are 140,000 more unemployed people.

Doug Ford’s inaction is costing Ontario its future.

Solution

More Homes You Can Afford is the first pillar of Team Bonnie's Housing Plan, which will be the boldest and the most ambitious housing strategy ever proposed by a provincial political party in Canadian history. Our plan will build more homes, stop punishing first-time homebuyers, homeowners, seniors, and renters with sky-high taxes that make housing unaffordable, and develop infrastructure that support new neighbourhoods.

Team Bonnie will:

Cut taxes on housing to empower middle-class families and restore the dream of homeownership by:

- Eliminating the Ontario Land Transfer Tax for first-time homebuyers, seniors downsizing, and non-profit homebuilders.
- Scrapping Development Charges on new housing, cutting costs by as much as \$170,000 on each new family-sized home.
- Introducing the Better Communities Fund (BC Fund) to help municipalities cover infrastructure costs, encouraging sustainable and affordable development.

Bring affordability, predictability, and fairness back to the rental market by:

- Getting more co-op and rental apartments built by removing punitive and discriminatory extra taxes that increase costs, and drive up rents and charges.
- Introducing fair, phased-in rent control to protect tenants from unfair increases, drawing on proven systems in places like Manitoba, Oregon, and California.
- Resolving new landlord-tenant disputes in under two months and clearing the disastrous 53,000-case backlog at the Landlord-Tenant Board urgently.
- Establishing the Rental Emergency Support for Tenants (REST) Fund – a provincial rent bank to provide short-term, interest-free loans for vulnerable tenants facing financial emergencies, preventing evictions and homelessness.

The *More Homes You Can Afford* plan costs \$3.6 billion. It will be paid for by consolidating various ineffective, haphazardly developed provincial housing funds, including the elimination of wasteful programs like the Building Ontario Fund.

Details

Eliminating Land Transfer Taxes for First-Time Homebuyers, Seniors Looking to Downsize, and Non-Profit Homebuilders

Under Doug Ford, Ontario's housing market is one of the worst in Canada, ranking ahead of only New Brunswick and Saskatchewan in home construction on a per capita basis. This failure has driven home prices up nearly 50% since 2018. Millions of Ontarians are priced out of homeownership, while billions in extra land-transfer tax revenue flow into provincial coffers.

2018-19 Provincial Land Transfer Tax Revenue	2024-25 Provincial Land Transfer Tax Revenue	Revenue Increase
\$2.76 Billion	\$3.88 Billion	40%

Team Bonnie believes that homebuyers shouldn't bear the cost of Doug Ford's housing disaster—they deserve relief after years of Conservative failures. That's why we'll eliminate the provincial Land Transfer Tax for first-time homebuyers and seniors (65 years of age or older) looking to downsize, saving families and seniors on average \$13,500 when downsizing.

Team Bonnie will also eliminate the provincial Land Transfer Tax for non-profit homebuilders, helping them develop more permanent, deeply affordable housing. Taxing these critical projects is counterproductive. When non-profit builders can't increase the supply of deeply affordable housing due to high tax burdens or construction costs, municipalities on the frontline face greater pressure to provide shelter spaces for those experiencing or at risk of homelessness.

Scrapping Development Charges on New Housing and Introducing the Better Communities Fund

No other provincial government in the history of this province has collected more taxes than Doug Ford, yet he has failed to deliver basic health care, quality education, and safe communities. Consistent with this trend, taxes on housing, like Development Charges, now account for almost 36% of the price of a new home in Ontario, according to a recent study completed by the Canadian Centre for Economic Analysis (CCEA) and published by the Residential Construction Council of Ontario (RESCON).

Not only do taxes on housing account for a much larger share of the price of a home today than ever before, but these taxes also continue to skyrocket in the absence of any provincial leadership. In Toronto, for example, Development Charges on a single-family home have increased from \$60,739 in November 2018 to \$137,846 today; an eye-popping 127% increase. The rate of inflation during that same period has only been about 21%.

The solution to Doug Ford's housing disaster isn't continuing to punish homebuyers, homeowners, or renters — it's building more homes. That's why Team Bonnie will scrap Development Charges on new housing units under 3,000 sq.ft. in size, and replace lost municipal revenue with a permanent Better Communities Fund (BC Fund). Our plan will result in more family-sized homes being built for first-time home buyers, particularly middle- or low-income families, while ensuring McMansion builders pay their fair share.

The BC Fund will ensure municipalities are fully compensated for lost revenue while introducing transparent, growth-based incentives linked to the number, type, and speed of housing approvals. It will incentivize smart, sustainable growth by prioritizing purpose-built rentals, 'missing middle' homes, higher-density housing along transit

corridors and arterial roads, and innovative solutions like prefabricated homes. To further combat sprawl, Development Charges for greenfield projects will still apply to local infrastructure directly tied to the project but will be eliminated for municipal-wide services.

This plan is a transformative shift in Ontario's housing strategy, treating new housing like it is a critical necessity.

Getting More Co-op and Rental Housing Built by Eliminating Punitive and Discriminatory Taxes

While scrapping Development Charges is a critical first step, further bold action is needed to supercharge co-op and rental housing construction, and drive down costs for overstretched families across the province.

That's why we will also fully exempt co-ops and purpose-built rental housing from other punitive taxes, such as Community Benefits Charges – recognizing that more co-op and rental housing already provides benefits to communities. Through the BC Fund, Team Bonnie will ensure municipalities are fully compensated for any forgone revenue.

Introducing Fair, Phased-in Rent Control

Shortly after getting elected six years ago, Doug Ford made an arbitrary decision on rent control. Homes that were first occupied on or after November 15, 2018 were exempted from rent control indefinitely. His policy left tenants vulnerable to skyrocketing rents while offering rental housing providers no predictable framework that would have boosted the volume of rental units available on the market.

Team Bonnie will introduce fair, phased-in rent control to shield tenants from unreasonable rent hikes. Phased-in rent control provides predictability for both tenants and rental housing providers, promoting housing security without disincentivizing new rental supply. Our fair, phased-in rent control will protect tenants, particularly low- and middle-income renters, from being priced out of their communities due to skyrocketing in-place rents.

Similar to the models followed by other progressive Canadian and North American jurisdictions like Manitoba, Oregon, and California; once a set period of time passes after a building is ready to be occupied, tenancies will 'phase-in' to the *Residential Tenancies Act* annual guideline framework which will provide stability in housing cost for the rest of a renter's tenancy.

This will apply to both rented condos and units in purpose-built apartment buildings. Rents will still be allowed to reset when units become vacant. This policy ensures rental providers can stabilize new stock, maintain properties as they age, and invest in new housing, all while protecting you from being exploited. It reflects Team Bonnie's commitment to housing as a basic necessity, and creating a more equitable rental market for everyone in Ontario.

Resolving New Disputes within Two Months and Clearing the Existing Backlog of 53,000 Cases at the Landlord-Tenant Board Urgently

On Doug Ford's watch, Ontario's Landlord Tenant Board (LTB) backlog has almost quadrupled to 53,000 over the last six years. For those seeking justice, waiting months or even over a year for a hearing is unbearable, and can force tenants to compromise their safety or absorb unfair costs. It discourages prospective landlords to stay away from renting out their extra units (such as a basement unit or an additional dwelling unit – ADU). The current system is broken and it's failing both landlords and tenants.

That's why Team Bonnie will properly resource the LTB and aggressively tackle the existing backlog. We will increase the number of experienced adjudicators and support staff at the LTB, offering both in-person and online hearings, and extend the hours of operations to resolve new disputes within two months of a case being filed.

We will also support reforms to the mediation process to allow for pre-hearing dispute resolutions to be handled much earlier. To ensure tenants are on an equal footing, this mechanism will remain optional and accompanied by stronger support systems, such as reversing Doug Ford's cuts to legal aid services, raising awareness on tenant rights and LTB process, and introducing an auditing process to ensure agreements are adhered to.

Establishing a Rental Emergency Support for Tenants (REST) Fund

Short-term financial hardship has long-term housing impacts for people and families who are forced to move before they can get back on their feet. That's why Team Bonnie will introduce the REST Fund offering short-term, interest-free loans to help tenants cover rent payments and prevent evictions.

Modeled after successful initiatives like the [Toronto Rent Bank](#), [London's Housing Stability Bank](#), and [York Region's Homelessness Prevention Program](#), this will serve as a vital safety net for people and families experiencing temporary income disruptions due to unexpected expenses, illness, or job loss without the burden of high-interest debt.

Keeping people housed during periods of instability is essential to protecting them from the devastating effects of homelessness and increased costs associated with losing their homes. The REST Fund will address this issue proactively, reducing the strain on shelters and social services while promoting community stability.