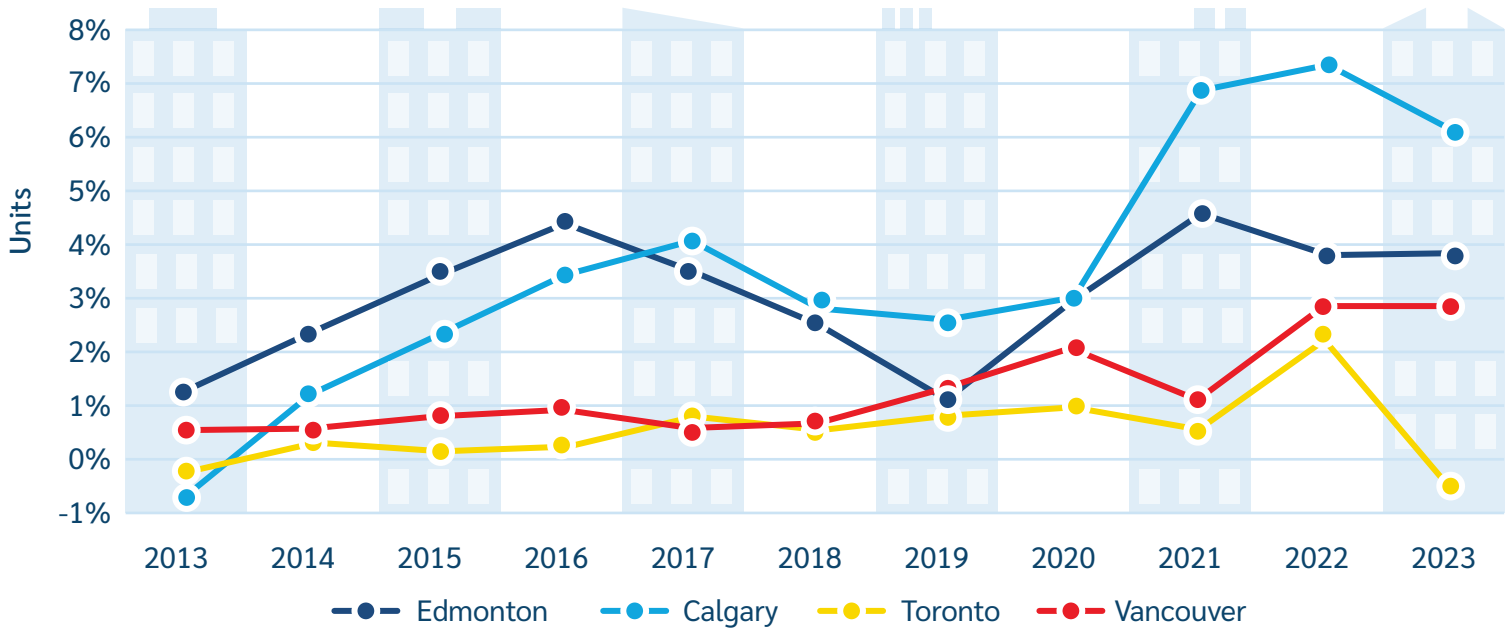
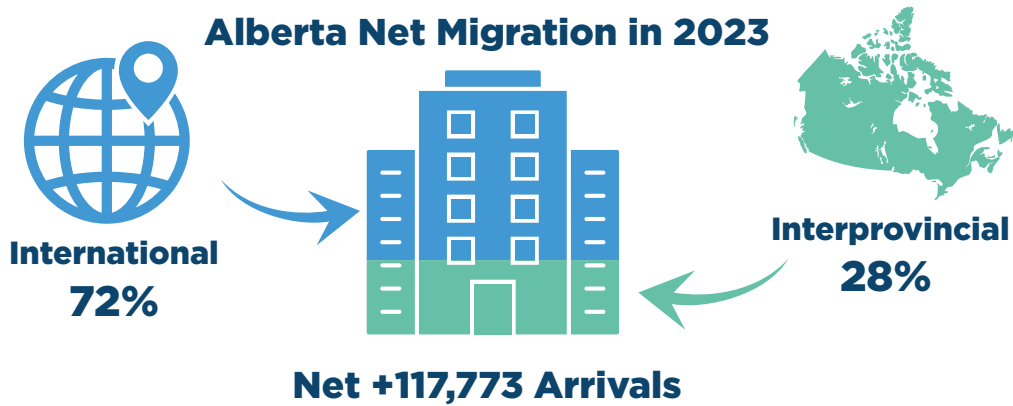




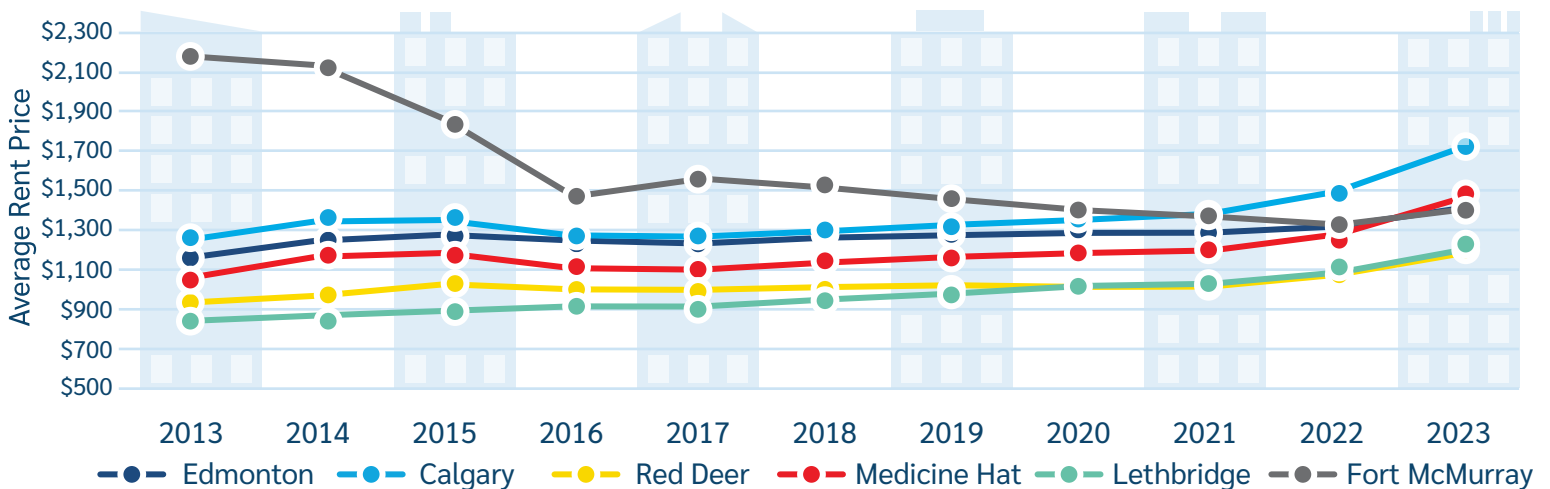
## Year-over-Year Growth in the Rental Universe



## Alberta Net Migration in 2023

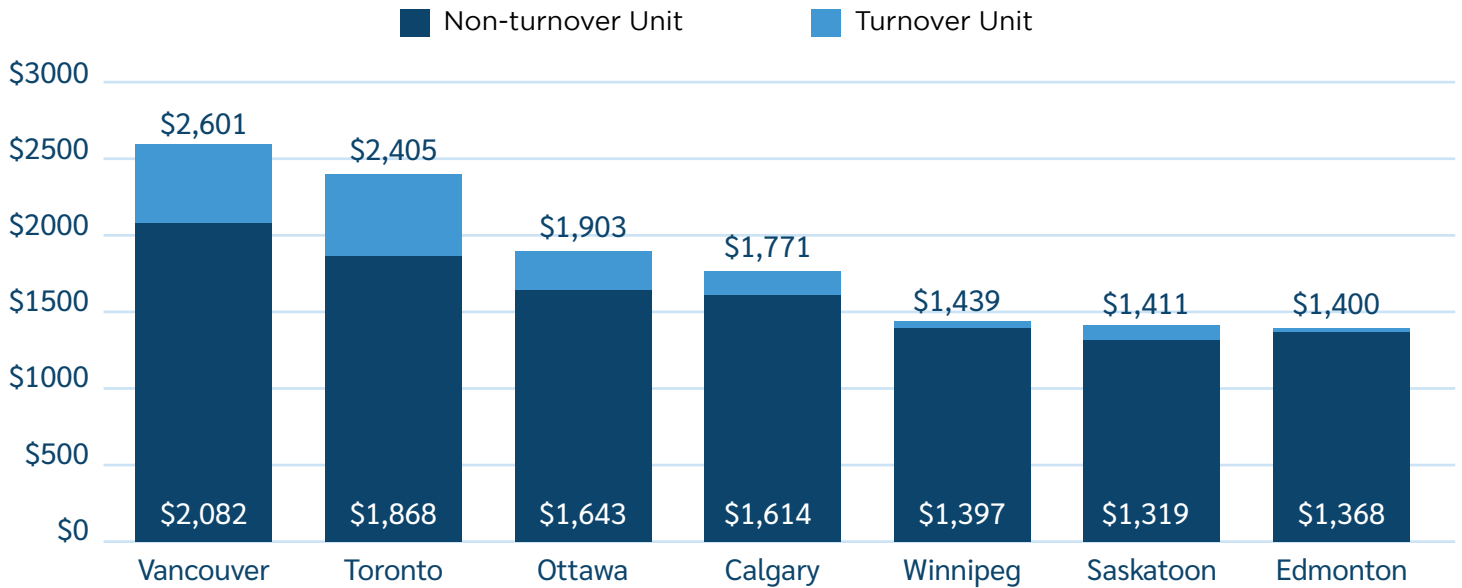


## Average Rent for Select Municipalities in Alberta

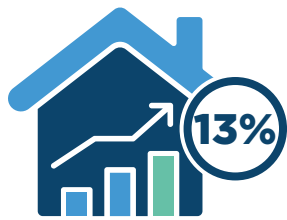




**Average Rent for a Turnover and Non-Turnover  
 Two-Bedroom in 2023**



**In 2023, average Canadian monthly mortgage payments grew by**



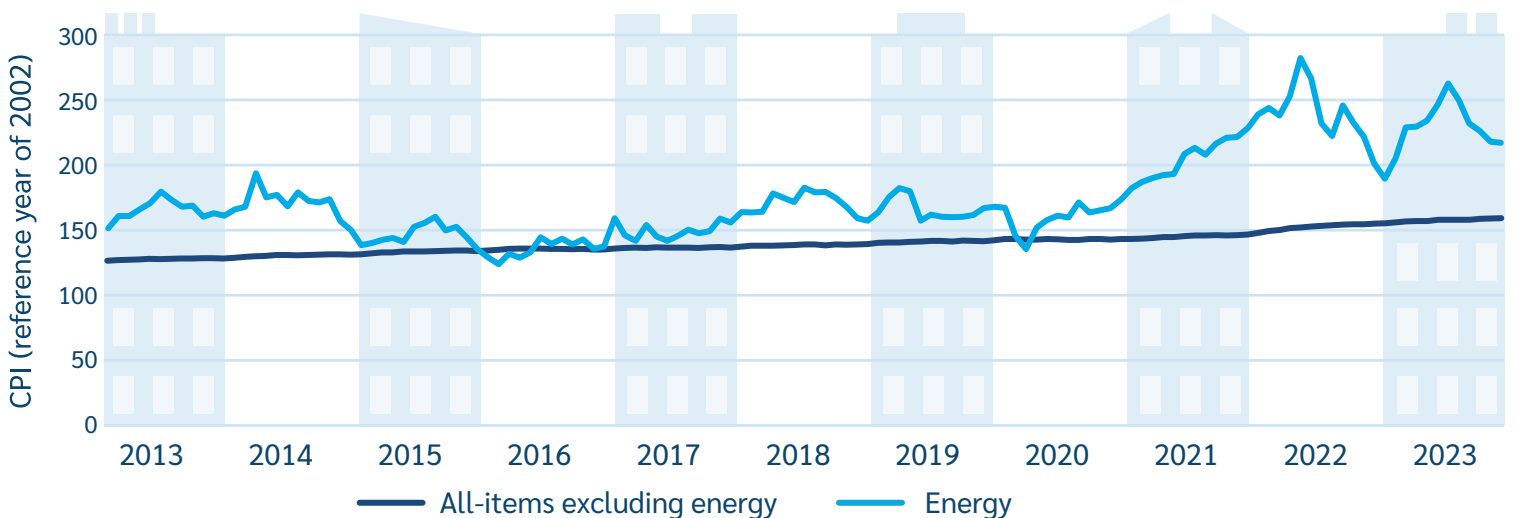
**Since 2022**

**In Alberta, social housing construction has dropped by**



**since the mid 1980s**

**Inflation of Energy and Other Goods and Services in Alberta**





**Average Rent per Major City in Canada in 2023**



**Rent Control Policy Proposal and ARLA's Alternative Approaches**

Bill 205 proposes a 2% cap to improve housing affordability in Alberta but raises concerns about potentially negative effects on rental market investment, property quality, and maintenance.

ARLA believes in a balanced housing market that meets needs of both landlords and tenants and encourages collaborative policy development with government, landlords, developers, and tenant groups.



**Increase Housing Supply** - Address historical under-investment in affordable housing to meet current demand without distorting the market.



**Streamline Development**: Simplify the development process to spur the creation of affordable housing in growing markets, like Edmonton and Calgary.



**Support Landlords Financially** - Provide financial aids or utility and tax incentives to landlords to mitigate rising operational costs and promote investment in property quality and availability.



**Enhance Rental Supplements** - Improve reach and amounts of rental supplements to directly assist low-income families.