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March 30, 2026

Hon. Mintu Sandhu
Government of Manitoba - Public Service Delivery
343 Legislative Building, 450 Broadway
Winnipeg, MB R3C 0V8

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Executive Director

Tom Thiessen
BOMA Manitoba

RE: Opposition to Proposed Amendments: Residential Rent Regulation

Dear Minister Sandhu,

On behalf of the Building Owners & Managers Association of Manitoba (BOMA), we strongly encourage you to reconsider proposed amendments to *Residential Rent Regulation*.

In BOMA's opinion, implementing these changes will discourage much-needed re-investment in the multi-family housing sector. Two proposed amendments in particular are poised to adversely affect the overall quality of housing supply, the province's ability to stimulate private investment, and housing-related construction activity.

First, the proposed 50% reduction in a property owner's claimable capital expenses will decrease the viability of major capital projects for aging buildings. Property owners are less likely to proceed with refurbishments and building improvements when they deem cost recovery to be unfeasible. This resulting lack of activity in the multi-family space will translate to **fewer opportunities** for general contractors, trades, design professionals and engineering professionals, all of whom are essential to Manitoba's economy.

Further, the government's proposal to increase the number of units subject to rent control – i.e. increasing the monthly rent exempt threshold to \$2,000/month – will bring thousands of additional units under the annual rent guideline. Building owners are already dealing with inflationary pressures and the increased costs of owning, managing and maintaining their buildings; additional rent controls will be detrimental to the industry. **When building owners struggle to keep up with ever-rising costs, they can no longer afford to re-invest in their properties**, resulting in **unhealthy and unsustainable** tenant environments.

In BOMA's opinion, the persistent issue of housing affordability is due to the shortage of social and below-market rental housing, a direct result of our **federal government's failure to invest in this area** over the last 30-plus years. This problem will not be solved by introducing more provincial rent regulation.

Instead, we believe that the Government of Manitoba should lobby the federal government to re-engage and reinvest in the social housing market through its national housing strategy. We also believe that the Government of Manitoba should focus its efforts on bringing more businesses here, encouraging entrepreneurship, and attracting new investment to grow our economy.

Sincerely,



Tom Thiessen
Executive Director, BOMA Manitoba

