

Have a "HART"*! Housing Model - our PATH forward!

Learn the Lessons & "PIPE PARALLELS"

BOLD ACTION - NOW.

*HART Housing Needs Assessment Tool - Census 2021



Calgarians seem to "wear their hearts on their sleeves"



1. THE PLAN - Have a "HART"! City-Wide Campaign



- NOW RESCUE > 50,000+ "HART"! HOUSING households (HH) in CORE HOUSING DEFICIT @ \$1,262/month or LESS + ~3,121 HOMELESS + ~126k HH in UNAFFORDABLE HOUSING in Calgary CMA > RENT & EVICTION FREEZE!



Income Category	Affordable Shelter Cost (2015 CAD\$)	1 Person HH*	2 Person HH*	3** Person HH*	4 Person HH*	5+ Person HH*	Total
Very low income: <=\$20,200	<=\$505	5,810	1,230	420	115	55	7,630
Low income: \$20,200 - \$50,500	\$505 - \$1,262**	22,245	11,770	5,185	2,635	1,425	43,260
Moderate income: \$50,500 - \$80,800	\$1,263 - \$2,020	0	460	1,015	1,215	1,860	4,550
Median income: \$80,800 - \$121,000	\$2,020 - \$3,030	0	0	0	0	0	0
High income: >=\$121,000	>=\$3,031	0	0	0	0	0	0
Total		28,055	13,460	6,620	3,965	3,340	55,440

NO "rebillings"/"resale" of water by landlords

HOUSING, WATER & FOOD are "ESSENTIAL"

City Water Utility Bylaw 40M2006

SAFETY CERTAINTY

KINDNESS

TRUTH

PRAY!

BUILD BACK BETTER!

AFFORDABILITY-ADEQUATE STABILITY

BUILD STRONG

CONTINUOUS IMPROVEMENT & INNOVATION

LEAVE NO ONE BEHIND!

TRAIL

NO! Rent Increase Notice to me in Jan 2026 - up to \$255/mo increase

Have a "HART"! PATH Calgary, ALBERTA - CANADA

- LOWER SHELTER COSTS TO 2019 LEVELS > CMHC. CMHC gives up on comparing to housing affordability to 2004 levels - The Globe and Mail - June 19, 2025. Canada's housing supply shortages: moving to a new framework: CMHC June 2025
- "THE SECRET": many multi-family residential operating COSTS apparently STATIC regardless of cyclicity > rents do NOT have to increase every year. Base rents on landlords COSTS - NOT MARKET > operating costs per rental unit can be LESS than ~\$550/month per rental units for the past 3+ or MORE years. My HUMA BRIEF June 21, 2024 My HUMA BRIEF May 26, 2023
- Decreases of ~\$250/month in rent NOW. STOP landlords using tenants' rents to play stock market - housing and food are "ESSENTIAL". \$100 million/33,000 rental units => ~\$3,030/rental unit => ~\$253/mo. (per yr.) STOCK MARKET > RTRE-T (REIT Capped Index) seems to LAG TXCX (TSX Capped Index). Detach housing from stock market "plays": Certify "HART" HOUSING + PROJECT financing + "HART" Housing Bonds...& MORE.
- ~7% of Calgary's housing to be social and affordable housing - as per OECD & G7 peers. Scotiabank January 18, 2023
- RENTAL PROTECTIONS & landlord licensing to be legislated in ERA of LARGE landlords, AI, INSTABILITY...

2. THE LEADERSHIP TEAM

INDEPENDENT EXPERT HOUSING PANEL > ELIMINATE SINGLE POINT OF FAILURE > jointly with NEW at-arm's-length water-infrastructure panel - for comprehensive planning, oversight, governance, accountability, transparency, DATA ...FIX "BROKEN PIPE", HOUSING LOSS, TURNOVER...use CENSUS, LANDLORD-LICENSING, LOWER & FREEZE RENT, COUNCIL TRANSCRIPTS...& MORE

\$1,902 Calgary "Dec 2025 Market Rent" "Without Incentives" Boardwalk REIT 2025 Annual Report (incl. pg. 60) VS CMHC Oct 2025 private apt avg rent \$1,761 Calgary, \$1,913 Toronto, \$1,963 Vancouver.

HOUSING IS A HUMAN RIGHT.
Info@CalgariansForHousingRights.ca

"Give thanks to the Lord for his love endures forever."
2 Chronicles 20: 21 NIV

BY: Anne Landry
FOR: The City of Calgary Council
March 2026



"BROKEN PIPE" and "LEAK": apparent BROKEN Private Apartment Rental Housing Market in Calgary

Sources: CMHC Rental Market Survey Tables Dec. 11, 2025 - Canada + CMHC Housing Market Information Portal + Statistics Canada Inflation

#	CMAs	TURNOVER UNITS				NON-TURNOVER UNITS				PRIVATE APARTMENT RENTAL MARKET						INFLATION Dec 2024 - Dec 2025		# RENTAL UNITS CMHC Housing Market Information Portal			
		Average Rent Oct 2024 [A]	Average Rent Oct 2025 [B]	% CHANGE [C] = [(B)-[A)]/[A]	2025 Annual Affordable Income @30% of Shelter [D] = [(B)*12]/30%	Average Rent Oct 2024 [E]	Average Rent Oct 2025 [F]	% CHANGE [G] = [(F)-[E)]/[E]	2025 Annual Affordable Income @30% of Shelter [H] = [(F)*12]/30%	TURNOVER Oct 2025 [I]	VACANCY Oct 2025 [J]	AVERAGE RENT Oct 2024 [K]	AVERAGE RENT Oct 2025 [L]	% CHANGE AVG RENT Oct 2024-2025 [M] = [(L)-[K)]/[K]	"TARGET" AVERAGE RENT Oct 2019 [N]	Rental Accommodation [O]	All-Items [P]	Oct 2019 [Q]	Oct 2025 [R]	# CHANGE [S] = [R]-[Q]	% CHANGE [T] = [S]/[Q]
1	Calgary, AB	\$1,798	\$1,700	-5.5%	\$68,000	\$1,687	\$1,740	4.4%	\$69,600	24.9%	5.0%	\$1,732	\$1,761	1.7%	\$1,181	4.9%	2.3%	40,689	62,657	21,968	54.0%
2	Edmonton, AB	\$1,429	\$1,456	1.9%	\$58,240	\$1,361	\$1,439	5.7%	\$57,560	28.8%	3.8%	\$1,398	\$1,464	4.7%	\$1,144	3.9%	1.8%	69,883	90,595	20,712	29.6%
3	Lethbridge, AB	\$1,579	\$1,596	1.1%	\$63,840	\$1,447	\$1,636	13.1%	\$65,440	46.3%	4.5%	\$1,517	\$1,621	6.9%	\$974	N/A	N/A	2,738	3,272	534	19.5%
4	Red Deer, AB	\$1,432	\$1,328	-7.3%	\$53,120	\$1,241	\$1,319	6.3%	\$52,760	20.5%	3.5%	\$1,271	\$1,321	3.9%	\$970	N/A	N/A	5,316	5,626	310	5.8%
5	Vancouver, BC	\$2,352	\$2,246	-4.5%	\$89,840	\$1,865	\$1,888	1.2%	\$75,520	11.6%	3.7%	\$1,924	\$1,963	2.0%	\$1,469	3.3%	1.7%	110,753	127,091	16,338	14.8%
6	Toronto, ON	\$2,358	\$2,256	-4.3%	\$90,240	\$1,796	\$1,863	3.7%	\$74,520	8.7%	3.0%	\$1,850	\$1,913	3.4%	\$1,459	1.8%	1.8%	315,630	336,180	20,550	6.5%
7	Ottawa, ON (Ont. Part)	\$1,884	\$1,881	-0.2%	\$75,240	\$1,587	\$1,658	4.5%	\$66,320	15.4%	3.0%	\$1,673	\$1,727	3.2%	\$1,281	0.7%	2.6%	63,768	82,180	18,392	28.8%
8	Regina, SK	\$1,441	\$1,461	1.4%	\$58,440	\$1,257	\$1,346	7.1%	\$53,840	27.6%	2.7%	\$1,315	\$1,386	5.4%	\$1,035	4.8%	2.4%	13,640	14,806	1,166	8.5%
9	Winnipeg, MB	\$1,371	\$1,423	3.8%	\$56,920	\$1,296	\$1,370	5.7%	\$54,800	22.2%	2.8%	\$1,328	\$1,392	4.8%	\$1,070	0.5%	3.5%	60,629	75,154	14,525	24.0%
10	Montreal, QC	\$1,420	\$1,517	6.8%	\$60,680	\$1,118	\$1,251	11.9%	\$50,040	9.4%	2.9%	\$1,167	\$1,290	10.5%	\$841	9.0%	3.3%	590,305	667,266	76,961	13.0%
11	Saint John, NB	\$1,319	\$1,379	4.5%	\$55,160	\$1,091	\$1,157	6.0%	\$46,280	11.8%	1.9%	\$1,148	\$1,203	4.8%	\$764	5.0%	3.1%	9,384	10,857	1,473	15.7%
12	Charlottetown, PEI (CA)*	\$1,278	\$1,418	11.0%	\$56,720	\$1,110	\$1,212	9.2%	\$48,480	9.8%	1.6%	\$1,146	\$1,246	8.7%	\$891	6.1%	2.9%	5,427	6,606	1,179	21.7%
13	Halifax, NS	\$1,935	\$1,921	-0.7%	\$76,840	\$1,560	\$1,687	8.1%	\$67,480	9.0%	2.7%	\$1,629	\$1,745	7.1%	\$1,113	5.1%	3.1%	50,769	62,411	11,642	22.9%
14	St John's, NFLD	\$1,191	\$1,378	15.7%	\$55,120	\$1,060	\$1,191	12.4%	\$47,640	13.0%	2.0%	\$1,131	\$1,222	8.0%	\$896	5.5%	3.1%	3,927	4,415	488	12.4%
15	CANADA 10,000+	\$1,577	\$1,672	6.0%	\$66,880	\$1,346	\$1,431	6.3%	\$57,240	12.8%	3.1%	\$1,395	\$1,480	6.1%	\$1,040	4.8%**	2.4%**	2,049,152	2,386,741	337,589	16.5%
16	CANADA CMAs	\$1,623	\$1,709	5.3%	\$68,360	\$1,381	\$1,468	6.3%	\$58,720	12.8%	3.1%	**	**	**	**	**	**	**	**	**	**

Montreal:
667,266
Rental
Units -
Average
Rent
@ \$1,290 -
+76,961
NEW
rental
units in
~6yrs

"Canada"

"BROKEN PIPE" (Oct 2025) 2019 "TARGET" IN CALGARY = \$1,181 private apt. rent. CMHC gives up on comparing to housing affordability to 2004 levels - The Globe and Mail - June 19, 2025

- In Calgary, RENT INCREASED by 4.4% to \$1,740 for NON-TURNOVER private apartment rental units => ~75% (majority) of units.
- In Calgary, RENT of NON-TURNOVER units of \$1,740 is HIGHER than for TURNOVER UNITS = \$1,700.
- In Calgary, NON-TURNOVER rent of \$1,740 is HIGHER than NON-TURNOVER rent of: Edmonton AB; Regina SK; Winnipeg MB; Montreal QC; Saint John NB; Charlottetown PEI; Halifax NS; St. John's NFLD; CANADA 10,000+; CANADA CMAs.
- In Calgary, RENT DECREASED by 5.5% to \$1,700 for TURNOVER private apartment rental units => ~25% of units
- In Calgary, Rental Accommodation Inflation (Dec 2024 - Dec. 2025) 4.9% was MORE THAN DOUBLE All Items inflation 2.3%.
- In Calgary, HIGH VACANCY => 5%: 5% X 62,657 Rental Units = ~3,133 Rental Units
- In Calgary, HIGH INCREASE in Private Apartment Rental Units => + 21,968 units -+ 54% to 62,657 units (Oct 2019 - Oct 2025)
- In Calgary rent of, \$1,740/month = \$20,880/year. Income needed for affordable housing @ 30% \$69,600 per year.
- In Calgary Median Household income of Renters = \$66,000 (Statistics Canada Table 98-10-0252-01 Census 2021)
- In Calgary, "ASKING" rent for a 1 Bedroom apartment in Calgary (CMA) INCREASED by \$480/month (~42%) over 6 years -from \$1,150/mo. in 2019-Q1 to \$1,630/mo. in 2025-Q1; 2025-Q4 => \$1,630 Statistics Canada Table 46-10-0092-01 - CUSTOM (Release Date 2026-03-11)
- In 2022 - Private Apartment Average Rents (CMHC Housing Mkt. Info Portal) -Calgary - \$1,335; Vancouver - \$1,665; Toronto - \$1,660.

"LEAK"

"OLD", NON-TURNOVER UNITS seem to have HIGHER Average Rent than "NEWLY BUILT" TURNOVER UNITS. (Oct 2025, CMHC)

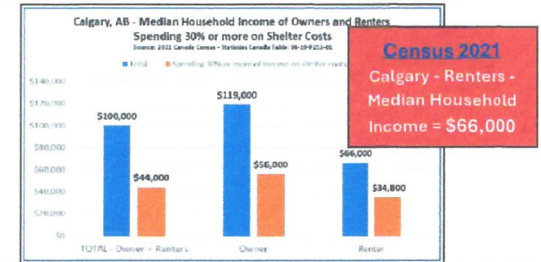
- Calgary has one of the HIGHEST TURNOVER rates of major cities (CMAs/CA) in CANADA - 24.9% - which is approximately DOUBLE the TURNOVER rate of 12.8% for CANADA 10,000+ and CANADA CMAs.
- HIGH TURNOVER in other locations- including those apparently lacking RENT PROTECTION: Edmonton, AB - 28.8%; Lethbridge, AB - 46.3%; Red Deer, AB - 20.5%; Regina, SK - 27.6%.

... "most Calgary earners cannot afford the majority of Calgary's market housing stock" - Calgary Economic Development (May 30, 2023, Attach 3, pp. 3 to 4 of 42)

ADDITIONAL SOURCES:

Average Rent, Turnover, Vacancy: CMHC Rental Market Survey Data Tables - Canada - Date Published: December 11, 2025 - TABLES 1.0 and 6.0. + # RENTAL UNITS: CMHC Housing Market Information Portal + Also: Methodology for Rental Market Survey - CMHC > "No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking or hot water..." INFLATION Dec 2024 - Dec 2025 Statistics Canada Table 18-10-0004-04. CORE HOUSING NEED: HART Housing Needs Assessment Tool.

Over 50,000+ households in Calgary are in CORE HOUSING, in DEFICIT and need shelter = \$1,262/mo or LESS (Census 2021, HART Housing Needs Assessment Tool)



CAUTION! CMHC Real Median Household Income (After-Tax), by Tenure 2006-2023 > in Calgary - 2021 - Renters was \$76,700, now \$68,300.

Rentals.ca - Calgary Feb. 2026 Rent Report
March 9, 2026
-3.9% decrease to \$1,870 Avg Rent
Rentals.ca DATA VS CMHC DATA at <https://rentals.ca/national-rent-report>
"...CMHC's rental rates are based on the entire universe of purpose-built rental units (rental stock), regardless of rental tenure. CMHC rental rates are reflective of what the average household spends on rental housing and not the current market rents for vacant units. ...The data used in this [Rentals.ca] report is based on the asking rates of available (vacant) units only and reflect on-going trends in the market..."
[Emphasis added] See also Methodology for Rental Market Survey (CMHC).

Enough is enough!

Have a "HART"*

STOP the "war" on renters

(who are ~1/3 of Calgarians, Albertans & Canadians)

Enough is enough!

URGENT: "HOUSING FOR CANADIANS - NOT FOR BIG CORPORATIONS"

- Federal Budget 2022

50,000+ people are impacted by the HART Housing Needs Assessment Tool

Income Category	Affordable Housing (rental)	1	2	3	4	5	Total
Very Low Income	100,000	100,000	100,000	100,000	100,000	100,000	600,000
Low Income	100,000	100,000	100,000	100,000	100,000	100,000	600,000
Medium Income	100,000	100,000	100,000	100,000	100,000	100,000	600,000
High Income	100,000	100,000	100,000	100,000	100,000	100,000	600,000
Total	400,000	400,000	400,000	400,000	400,000	400,000	2,400,000

HOUSING is a HOME - a HUMAN RIGHT: NOT a game to PLAY

Elbows Up Canada!
BOLD ACTION - NOW

END "INVESTMENT PROPERTY"/"REIT" MULTIFAMILY RESIDENTIAL HOUSING MODEL - PIVOT TO "HART" HUMAN RIGHTS HOUSING MODEL WITH HOUSING VICTORY BONDS - PROTECT, BUILD NON-MARKET, NON-PROFIT PERMANENTLY AFFORDABLE/SOCIAL "HART" HOUSING + NATIONAL RENT & EVICTION FREEZE + LOWER RENT-GOUGED RENT + NATIONAL LANDLORD LICENSING WITH STANDARDIZED HUMAN RIGHTS-BASED MULTI-YEAR RENTAL LEASES + COST-BASED "HART"-CERTIFIED HOUSING + HOUSING & FOOD SUPPLEMENTS + CLIMATE CHANGE HOUSING UPGRADES & BUILDS + CUT REB TAPS FOR TENANTS + DATA + CALGARY HOUSING HUMAN RIGHTS HUB ... AND MORE!

***HART Housing Needs Assessment Tool**
HOUSING IS A HUMAN RIGHT.
@CalgariansForHousingRights.ca

BY: Anne Landry
FOR: The City of Calgary Council - Community Development Committee - April 1, 2026

Enough is enough!

STOP the "economic war" & the "psychological war" on RENTERS!

NOW: NATIONAL LANDLORD LICENSING + ELIMINATE "REIT" and "Investment Property" practices that can "please" investors & landlords with increasing rental payments to tenants - including for services such as electricity and water that were previously included with the rent...AND MORE.

NOW HALT Boardwalk REIT's "RUBB" (Ratio Utility Billing System) water cooling to tenants

NOT AGAIN!
During the 2009 Financial Recession: "Rich get richer while Canada sheds jobs" IT IS TIME TO LOWER RENTS, PROTECT RENTERS AND HAVE HIGHLY PROFITABLE LANDLORDS PAY THEIR FAIR SHARE

NOT AGAIN!
2009 - 2020 NOTICE OF DEFAULT

Address of House of Commons/HUMA Committee:
Anne Landry - a Calgarian for HUMAN RIGHTS is a MEMBER OF PARLIAMENT

On June 12, 2025 I provided detailed information to the Community Development Committee of The City of Calgary Council including: Cover Letter (10 pgs.); "Have a 'HART'!* STOP the 'war' on renters" presentation (27 SLIDES); and (30+ Attachments). See at pgs. 83 - 262 at <https://pub-calgary.escribemeetings.com/filestream.ashx?DocumentId=330149>

*HART Housing Needs Assessment Tool - <https://hart.ubc.ca/housing-needs-assessment-tool/>

Water Efficiency Plan and Updates to the Water Utility Bylaw-CD2026-0150

Community Development Committee of The City of Calgary Council - April 1, 2026

MY RECOMMENDATIONS at time of "HART*" HOUSING "RECUE MISSION"

*HART Housing Needs Assessment Tool - <https://hart.ubc.ca/housing-needs-assessment-tool/>

- NOW UPHOLD Water Utility Bylaw 40M2006 that seems to NOT ALLOW rebilling/reselling of water by multi-family residential landlords - <https://www.calgary.ca/bylaws/water-bylaws.html> - including without a City water meter. IMMEDIATELY - "QUICK WIN" - require any landlords to STOP the practice and refund to tenants ANY moneys inappropriately obtained + FINES. S. 6 pp 9-10 of 58: "Council shall set rates and fees for all customers for the following: (a) monthly service charges and water usage rates; (b) monthly flat rates; and (c) collection and cut-off fees." (See WATER RATES in Schedule A pp. 41 to 44 of 58). S. 27.1 pp 22-23 of 58: "It shall be a condition of water service that all Multi-Family Residential Metered premises shall be connected to a Water Meter." S. 29 (3) - pg 23 of 58: "...all Water Meters shall remain the property of the City..." S 30 (1) pp 23-24 As a condition of service, the Director, Community Planning may (a) determine the size, type and number of Water Meters to be supplied and installed in a premises; (b) determine the location that a Water Meter or Water Meters are to be installed..." S 33 (2) - pg. 27 of 58: "The City shall remain the owner of the Water Service Connection after installation..." 34 (3) - pg 28 of 58 "A person must not relocate, replace, alter or disconnect an existing Water Service Connection without receiving approval of the Director, Community Planning."** PART XVII: ENFORCEMENT AND PENALTY PROVISIONS pp. 37 of 58 + SCHEDULE "B" - OFFENCES: SPECIFIED PENALTIES. [Emphasis added]
- NOW - INDEPENDENT INVESTIGATION (at-arm's-length of City Administration & Council) into apparent rebilling/resale of water by landlords in Calgary - with water + housing/housing human rights experts + ACCOUNTABILITY Review of Administration at time of Calgary's Water Crisis and growing HOUSING EMERGENCY.**
- STAGED ROLL-OUT of Water Efficiencies involving TENANTS at Multi-Family Residences with wide & informed engagement of stakeholders incl. tenants + landlord licensing**
 - NOW:** "safe drinking water" is a key element of the adequate right to housing -> National Housing Strategy Act, 2019
 - NOW:** Transparency: multi-family residence water usage >20+ yrs, Inldrd water contracts + BEST PRACTICE TIPS, etc.
 - NOW:** Audit of multi-family landlords re water efficiency installations & costs - in apts., public (laundromats, outside) with plans & costs for landlords to update. IN CENSUS: rents; FEES; INCENTIVES; # people per suite; pets...etc.
 - NOW:** Implement landlord licensing (Human Rights) + "HART" Housing Certification + tenant protections (including standardized human rights rental leases) + LOWER RENTS to 2019 costs + HART Housing Bonds...
 - NOW:** Amend Water Utility Bylaw 40M2006 for clarity/certainty NO resale/rebiling of water with FINES \$10M per \$1billion capitalization, minimum \$100,000/rental unit + Council Transcript (@Federal/Provincial Hansard)... & MORE.
- NOW ESTABLISH ENDURING CITIZEN-FOCUSED ACCOUNTABILITY-GOVERNANCE: implement an independent* housing/housing human rights expert Page 3 of 6 by the independent* water-infrastructure team. (*At arm's length of Administration & Council.)**

Calgary Herald, Wednesday March 11, 2009, pg. B2

Rental giant backs off on separate billing

KELLY CRIVIERMAN
CALGARY HERALD

Rental giant Boardwalk is backing away from a policy that would have imposed a separate billing system on long-term tenants for their electricity.

"Going forward, we're not going to give our customers a choice," said David McEwen, a Boardwalk spokesman.

"At the end of the day, we're not here to serve our customers," he said. "It's not worth it to be flexible to be right."

Anne Landry, a renter who has been battling the company, was happy with Boardwalk's decision. But she said the government needs to introduce stronger regulation to protect renters.

"Boardwalk is not abiding by the law, so this is not a great success," Landry said.

However, tenants have pushed back. Some renters have said they don't understand a number of charges on their bills. Long-term tenants who rent by the month - and who agree when they sign their lease would be included in the rent - have had a hard time paying their monthly bills.

Last month, the government imposed a cap that said sub-metering can be introduced to long-term month-to-month renters only with their consent.

The Boardwalk retreat was a disappointment for the Alberta government's interpretation of the province's residential tenancy law. The Alberta government responded by saying the issue would be resolved by the quasi-judicial residential tenancy dispute service or in court.

The Boardwalk retreat was a surprise to Landry. She said the company will believe it is on the right side of the law, but to the detriment of treatment satisfaction. A lot of her month-to-month renters with older contracts a choice in sub-metering. Potentially, hundreds of renters across the province could be affected.

Page 127 of 262

My last signed lease dated April 1, 2019 for NET rent = \$1,064/mo for 1 Bdrm. & Den apt. at Boardwalk REIT Skygate Tower in the Beltline in Ward 8 in Calgary indicates that Water, Heat, Power and Drapes are included in the rent - as in Dec. 1997. Over the past 28+ years I've paid Boardwalk \$350,000+ in rental payments.

7. The Tenant(s) is responsible for all utilities not provided by the Landlord. The Landlord agrees that the following are included with the rent:

ISC: UNRESTRICTED

Water (X) Heat (X) Power (X) Air Conditioner () Window Coverings (Drapes)

**NOTICE to TENANT of RENTAL INCREASE to Anne Landry from Boardwalk REIT
signed by Andrew Christopher, Regional Director Boardwalk
dated January 31, 2026 and effective May 1, 2026**

(Some address information and signature of Andrew Christopher are whited out for privacy.)

**NOTICE TO TENANT OF
RENTAL INCREASE**

To: (Tenant)

Landry A
Calgary, Alberta
T2R 1N1

Landlord

Boardwalk REIT Limited Partnership
#200, 1501 - 1 Street SW
Calgary, Alberta
T2R 0W1

I Hereby give you notice of a Rental Increase:
For the Premise:

\$1,474.00 (Current Lease Rental Charge)

For the Premise:

\$1,594.00 (Renewal Lease Rental Charge)

For the Premise:

\$1,729.00 (Non-Renewal Lease Rental Charge: Market Rent + \$100.00)

Total increased monthly payment \$1,594.00

Total increased monthly payment non-renewed \$1,729.00

Renewed Lease Rental Charge Increase Amount: \$120.00

Not Renewed Lease Rental Charge Increase Amount: \$255.00

This New Rental Charge to take effect May 1, 2026

This charge may be different from the current rent at which a lease can be renewed. Should you wish to renew your lease for 12 months, please contact your onsite Customer Service Representative for further information.

Dated: January 31, 2026

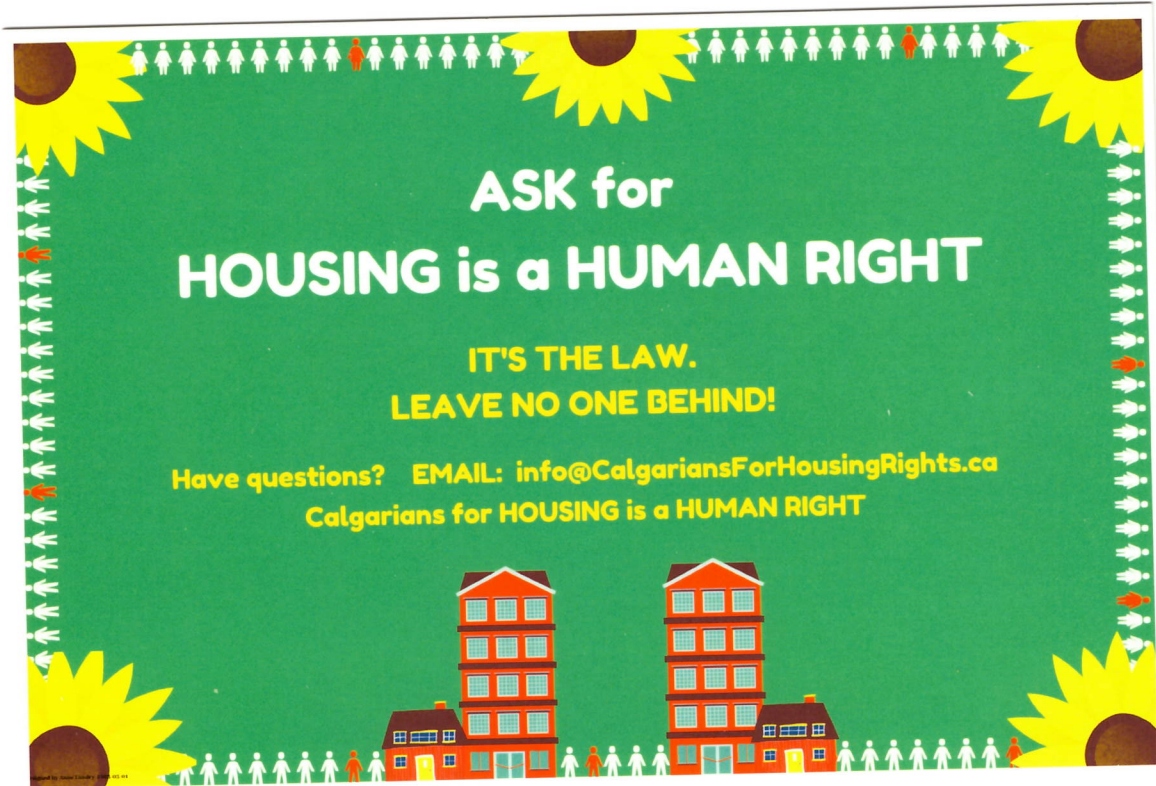
Signature of Landlord/Agent

Andrew Christopher
Regional Director
Boardwalk

By its Managing Partner, Boardwalk Real Estate Management Ltd.

For information only:


The Residential Tenancies Act, cR-17 requires at least 3 month(s) notice in writing for rental increase.



**ASK for
HOUSING is a HUMAN RIGHT**

**IT'S THE LAW.
LEAVE NO ONE BEHIND!**

Have questions? EMAIL: info@CalgariansForHousingRights.ca
Calgarians for HOUSING is a HUMAN RIGHT



Have a "HART"!

**50,000+ households in Calgary, Alberta
need shelter costing \$1,262/month or LESS**

Have a "HART"!

**50,000+ households in Calgary, Alberta
need shelter costing
\$1,262/month or LESS
"CORE HOUSING NEED"**

LOWER RENT-GOUGED RENT & MORE!

HOUSING IS A HUMAN RIGHT.

<https://hart.ubc.ca/housing-needs-assessment-tool/>

Info@CalgariansForHousingRights.ca



**ASK FOR HOUSING IS A HUMAN RIGHT.
IT'S THE LAW.
Leave no-one behind!**

In Canada, you have a right to "adequate" housing as per the National Housing Strategy Act, 2019 and international law - including the United Nations International Covenant on Social, Economic & Cultural Rights.

- Affordability - so you can enjoy other human rights such as health, work, etc.
- Habitability - safe, healthy and secure
- Security of tenure/stay - free from illegal evictions, harassment & other threats
- Accessibility - to meet the needs of those with disabilities (physical, mental)
- Location - access to employment, education, health-care & social services
- Availability of services - including safe drinking water, adequate sanitation, affordable heating
- Cultural Adequacy - enable the expression of your cultural identity

**Have questions? EMAIL: info@CalgariansForHousingRights.ca.
Calgarians for HOUSING is a HUMAN RIGHT**

HOUSING IS A HUMAN RIGHT.
Info@CalgariansForHousingRights.ca

- LOWER RENT-GOUGED RENT**
- NATIONAL RENT FREEZE**
- NATIONAL EVICTION FREEZE**
- & MORE!**

"Canada's housing crisis has reached catastrophic proportions and it is only getting worse... we cannot count on the for-profit housing industry to fix the problem..."

Enough is enough!

OPINION: Marie-Josée Houle, Federal Housing Advocate - September 7, 2023
Prioritizing people over profit is the way forward on the housing crisis - The Star Calgary,