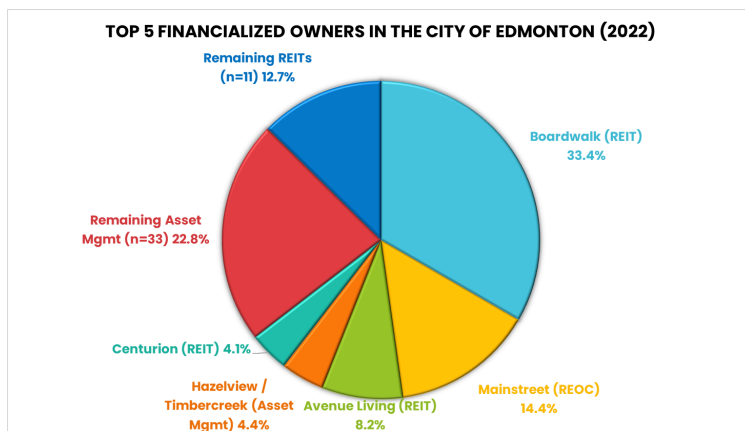
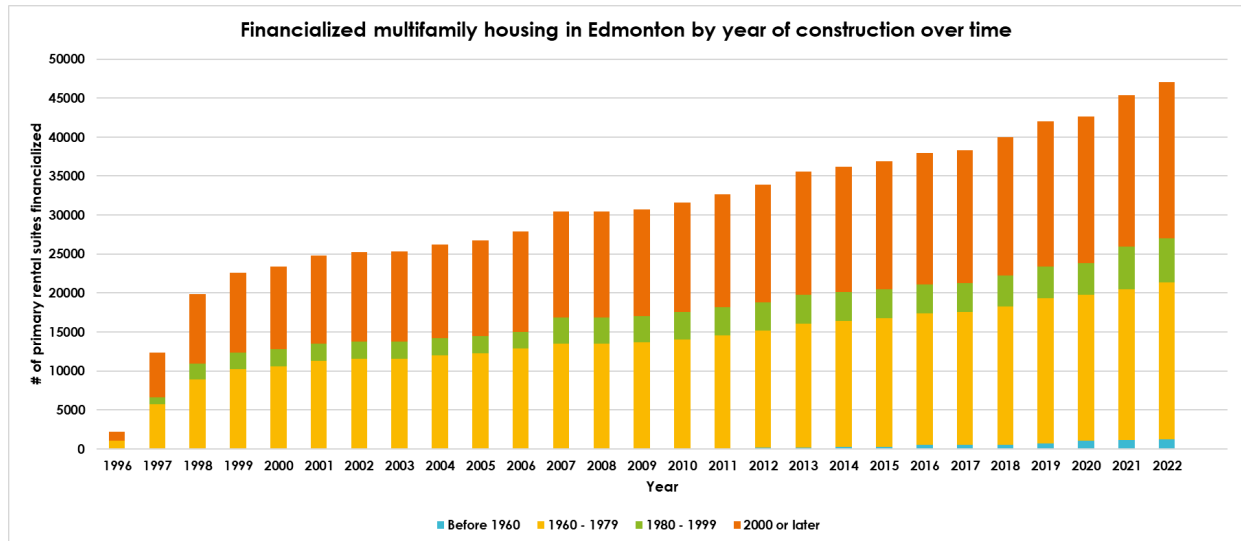


The Financialization of Rental Housing

The financialization of housing refers to the dominant role of finance capital in the housing system and the treatment of housing as an interest-bearing asset rather than a home and basic human right. Financial firms such as Real Estate Investment Trusts (REITs), private equity, and publicly listed companies, have over time acquired a growing share of private rental market housing.



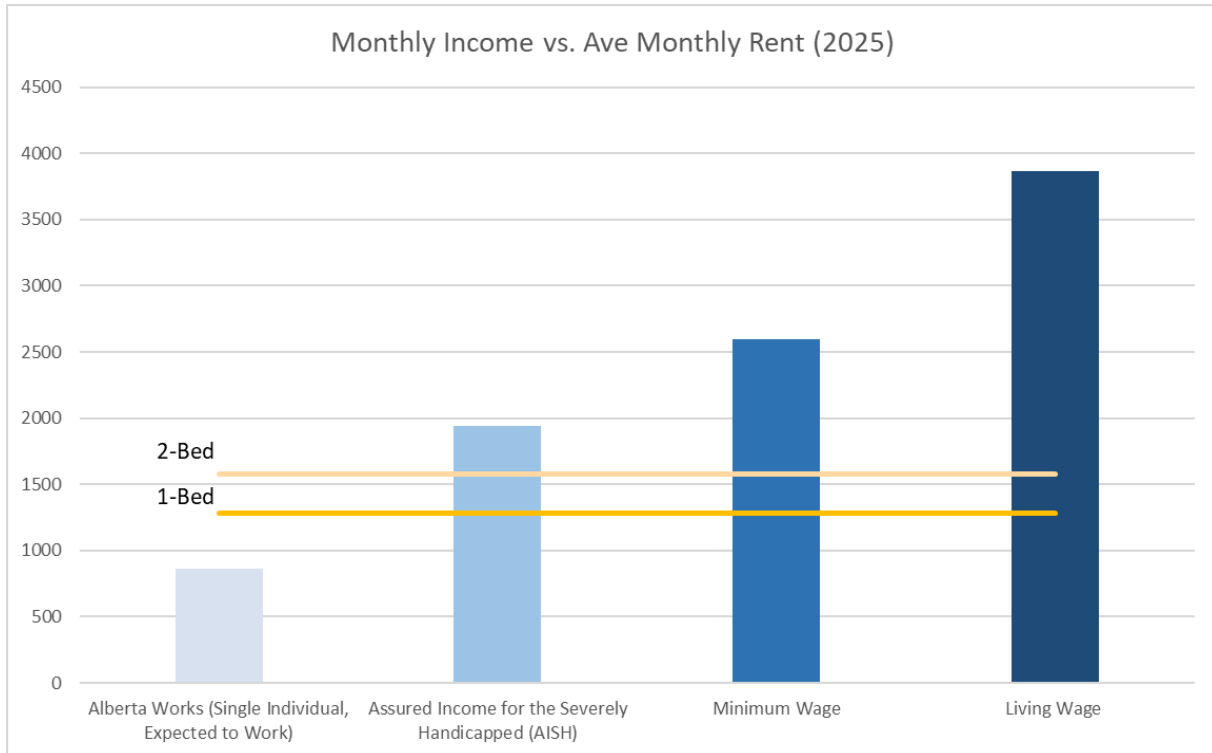
Why is this a problem?

Recent research has explored the impacts of financialized landlords on affordability of rental housing in Toronto. Martine August and Cloé St-Hilaire found that financial firms raised rents higher than other types of landlords in Toronto. They write that, “while all private landlords aim to profit from rental housing, financial landlords are most aggressive in driving up rent prices, particularly in the most marginalized districts.” (August and St. Hilare 2025, p. 518).

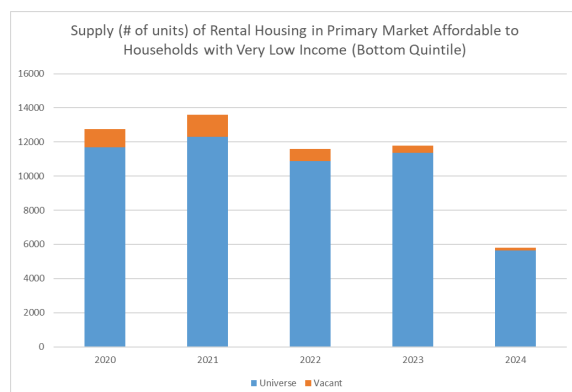
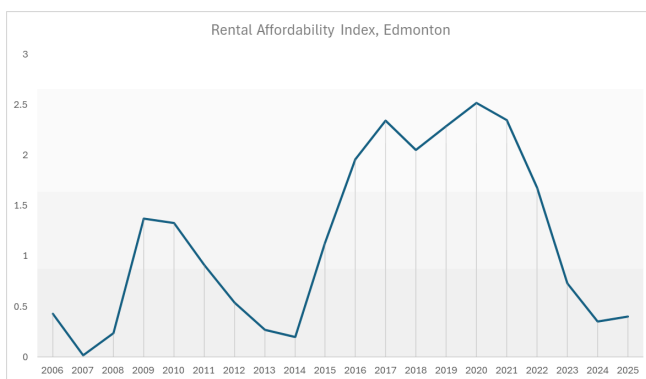
Martine August and Cloé St-Hilaire (2025)
“Financialization, housing rents and affordability in Toronto.” *EPA: Economy and Space*, 57(5), 517-535
<https://doi.org/10.1177/0308518X251328129>

The Affordability of Rental Housing in Edmonton

The affordability gap for households with very low incomes is severe. The average 1-bedroom rental is 66% of the AISH income benefit and 50% of the before-tax minimum wage. Edmonton has experienced a drop in the affordability of rentals since 2020 and a loss of already affordable rentals since 2021.



Sources: CMHC Rental Market Report (2025); Edmonton Social Planning Council Living Wage Report (2025)



Sources: CMHC Beyond Toronto and Vancouver: Affordability challenges spread across Canadian cities (2026); CMHC Rental Market Report (2025)