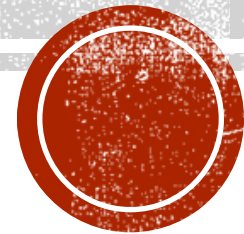


Financialized Landlords & Evictions in Saskatoon

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Background: financialized landlords & evictions



Financialized landlords = institutional investors treating rental housing as a profit-maximizing asset. Examples in SK include Mainstreet Equity, Boardwalk, and Avenue Living, Carpreit, and Hazelview



(1) Eviction causes harm – health impacts, trauma, employment and educational impacts, impacts on children, impacts on long-term housing prospects, homelessness; (2) disproportionately affects people who are already facing highest levels of discrimination and oppression



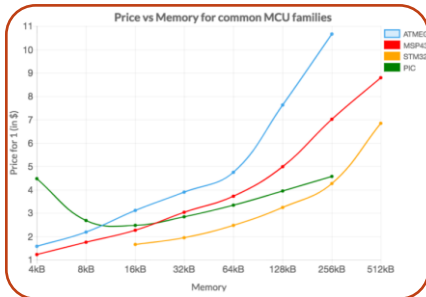
Saskatchewan has been identified as a “friendly” environment for financialized landlords because of the lack of rent control and other landlord-friendly policies. This makes it a key site to study these dynamics.



What we studied



We reviewed 12 months of eviction decisions of the Office of Residential Tenancies (Jan 1- Dec 30, 2024). Saskatoon specific. Total of 815 decisions.



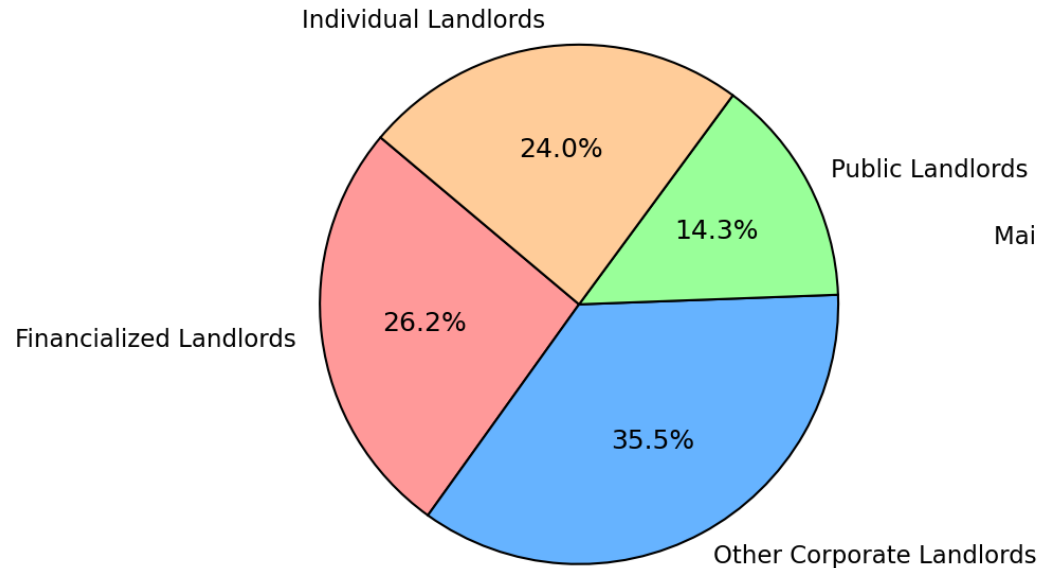
Identified identities of landlords, reasons for eviction, and outcomes of eviction cases



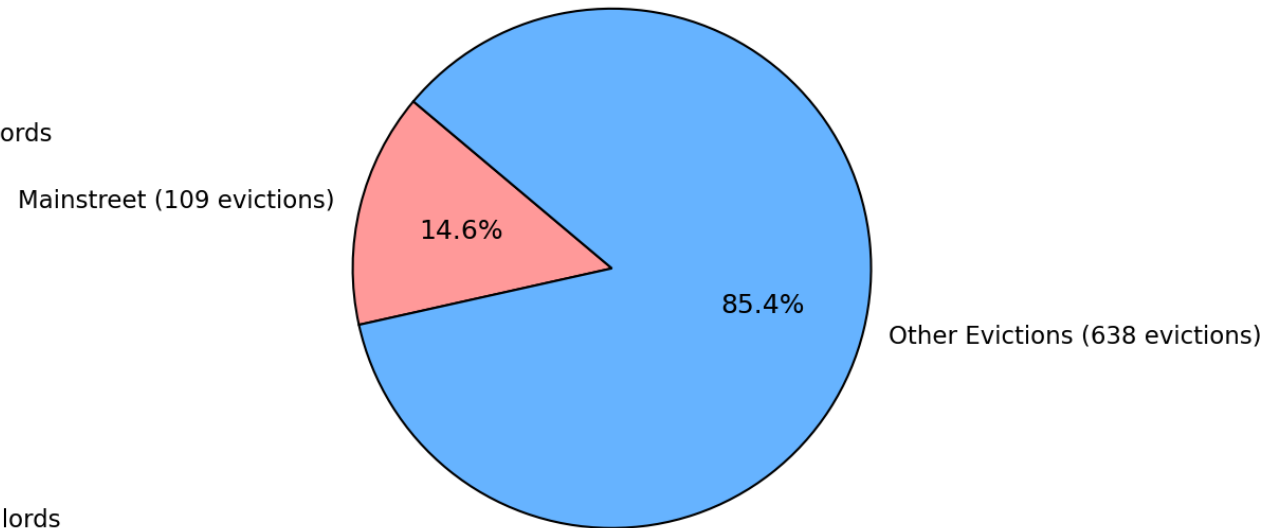
Evictions are concentrated among financialized landlords

- Corporate and financialized landlords → **62% share of evictions** (461 evictions)
- **Top 9 landlords (corp/Fin) 4.2%** → **41.5% of all evictions** (310 evictions)
- **Mainstreet alone: 109 evictions**, more than all public landlords combined

Evictions by Landlord Type (2024)

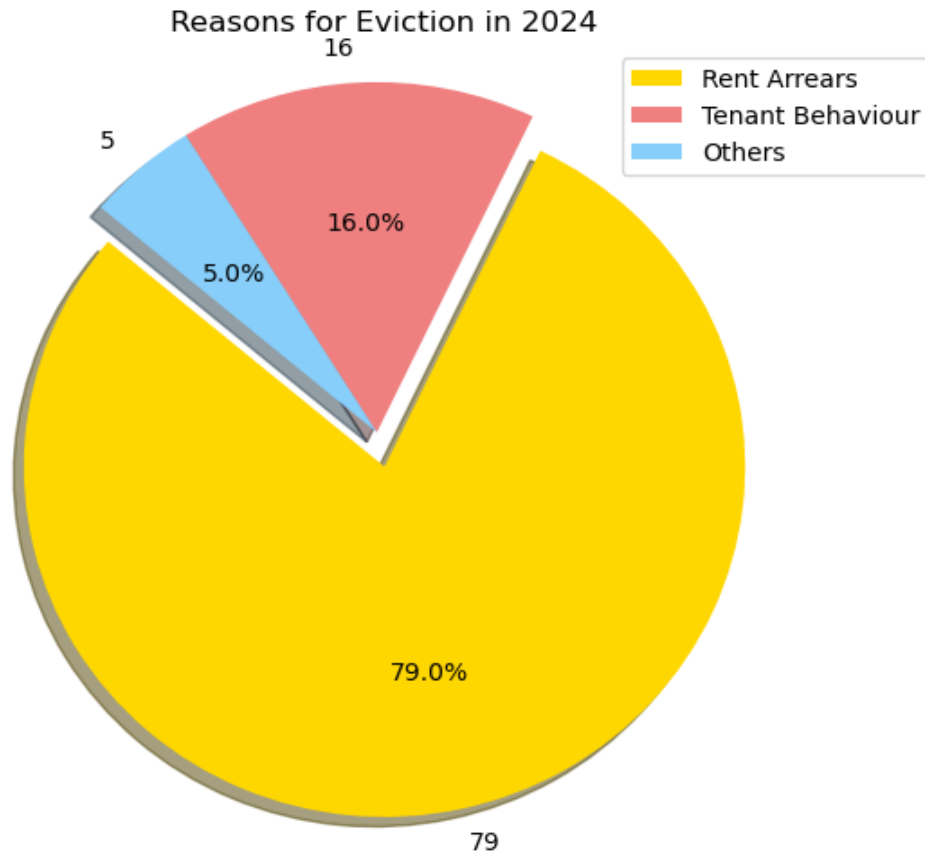


Mainstreet's Share of All Evictions (2024)



Financialized landlords evict faster

Evictions are primarily due to rent arrears generally, but how quickly landlords move to evict differ sharply. Financialized landlords have the lowest tolerance



Financialized and corporate landlords evicted tenants when they were on average 1.45 months in arrears.



Public and non-profit landlords waited 2.5 months.



Individual landlords on average waited 1.79 months.



The top three (3) financialized landlords (who were 1st, 3rd, and 5th landlords with most evictions): Mainstreet (1.37 months), Avenue (0.98 months), and Boardwalk (0.85 months) together evicted tenants when they were on average 1.07 months in arrears.



What this means (conclusions and recommendations)

Conclusions

- Financialization reshapes eviction practices
- Legal institution e.g., tribunal enable high-volume evictions and profitability of these landlords

Recommendations

- De-financialize housing
- Support non-market housing
- Strengthen tenant access to justice
- Human right to housing

