

# Vacancy rates up in Winnipeg and across Manitoba

December 12, 2013 | [winnipegfreepress.com](http://winnipegfreepress.com) & [Canada Mortgage and Housing Corp.](http://Canada Mortgage and Housing Corp.)

Winnipeg's apartment vacancy rate has jumped nearly a full percentage point over the past year, climbing to 2.5 per cent in October from 1.7 per cent a year earlier.

"Rental demand has been impacted by a moderation in net migration to Manitoba as well as modest employment growth," said Dianne Himbeault, CMHC Senior Market Analyst for Winnipeg.

"Higher vacancies are also attributed to the continued movement of existing renters to homeownership due to favourable conditions such as low mortgage rates and a rising selection of active listings in the resale market," Himbeault added.

While higher vacancy rates are welcome news for once-beleaguered renters, the bad news is that they're also paying an average of 4.8 per cent more — \$969 versus \$911 — for a two-bedroom apartment in the Winnipeg Census Metropolitan Area, which includes Winnipeg and 10 neighbouring municipalities.

CMHC noted that while those increases surpass the Residential Tenancies Branch's 2013 rent increase guideline of one per cent, there are some exceptions to the guideline that allow for above-the-guideline increases.

The most common exemptions are apartments renting for \$1,140 or more per month and suites that are approved rehabilitated rental units, the agency said. New buildings less than 20 years old where occupancies started after March 7, 2005 represent another case where exemptions may apply.

For more on this story, [click here](#).

To see CMHC's report, [click here](#).

**Note:** While mobility to homeownership can partially explain the vacancy increase, mobility due to rising rents may be pushing more renters to tenancies that cannot be measured or identified by the survey. CMHC's survey indicates that the "rental universe" or estimated units in the city have declined over the year from 52,569 to 52,371. With continued growth in population, CMHC's most viable explanation for the increase is due to more renters buying homes. Condominium additions have been marginal, with only 14 condominium rentals added to last year's estimate. Estimate for "other secondary rented units" like houses, duplexes and semi-detached units has increased from 22,159 to 22,246. Overall, the estimated rental units in Winnipeg has decreased.

Posted on [WinnipegRentNet.ca](http://WinnipegRentNet.ca)

