Housing Problem

An approach by Wolfgang Schoor

Draft 1

Overview

This is the problem

The goal is to make living in Thunder Bay a more pleasant experience for all people

The Problem

Housing problem in Thunder Bay

Not enough houses available for rent

More demand, less supply

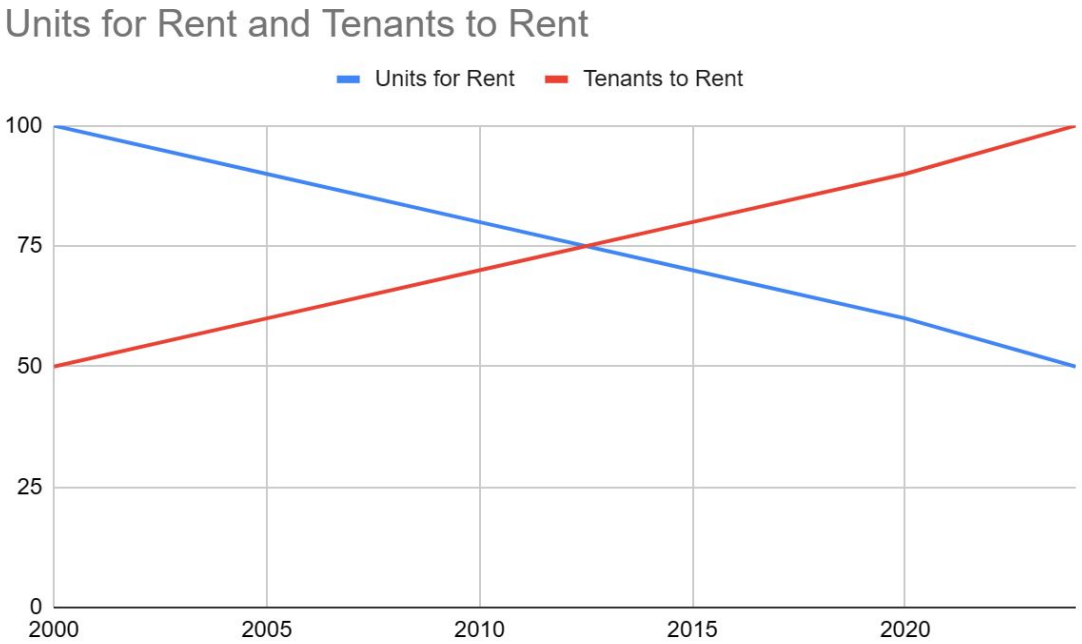
Landlords are not willing to rent their properties

Chart 7

Chart 1

Structural Types	City Thunder Bay	Province Ontario	Country Canada
Occupied Private Dwellings	43,455	3,638,365	10,018,270
Owned	28,985	2,316,025	6,273,030
Percentage	66%	64%	63%
Rented	14470	1,318,355	3,718,525
Percentage	33%	36%	37%
Band Housing	N/A	3985	26,715

Chart 7


Units for Rent and Tenants to Rent
Units for Rent
Tenants to Rent
100
75
50
25
0
2000
2005
2010
2015
2020

Why landlords are not renting?

Many new tenants (both international and citizens) are not acquainted with tenant rights and agreements

Causes problems for landlords (chart 3)

- Excessive government policies
- Potential damages by tenants

More convenient to not rent

Charts 4 and 6

Chart 3

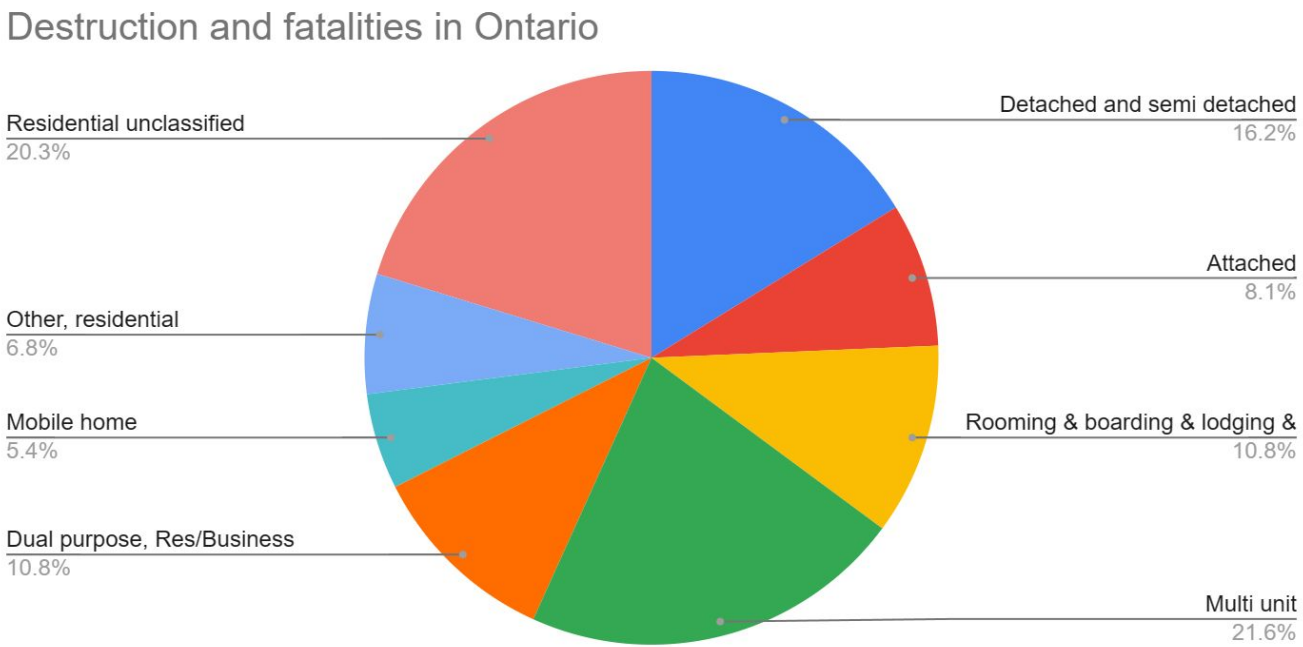

Destruction and fatalities in Ontario
Residential unclassified
20.3%
Detached and semi detached
16.2%
Attached
8.1%
Other, residential
6.8%
Mobile home
5.4%
Rooming & boarding & lodging &
10.8%
Dual purpose, Res/Business
10.8%
Multi unit
21.6%

Chart 4

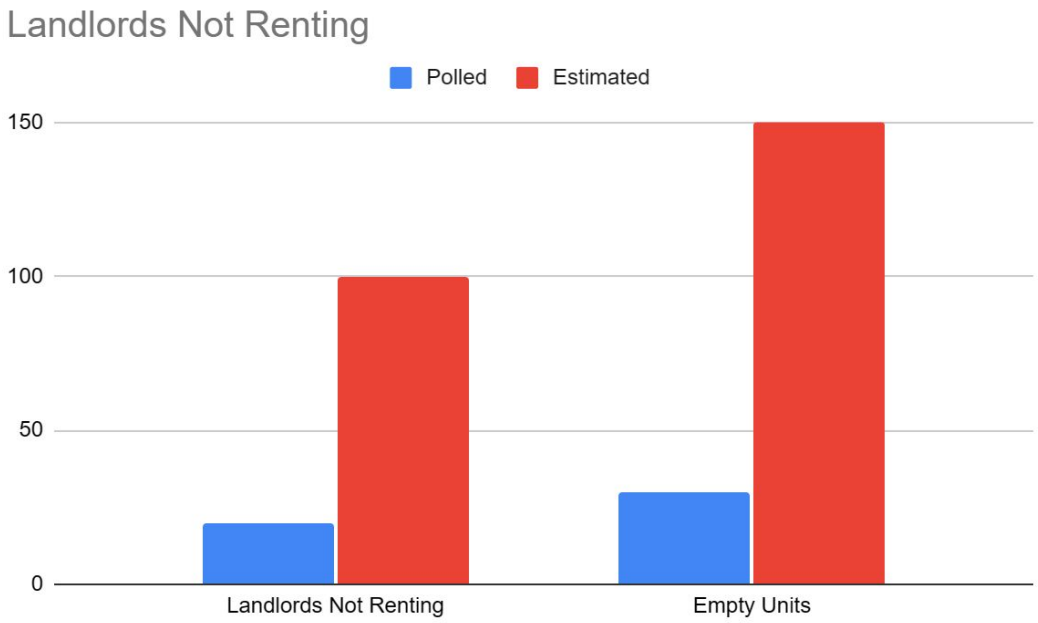
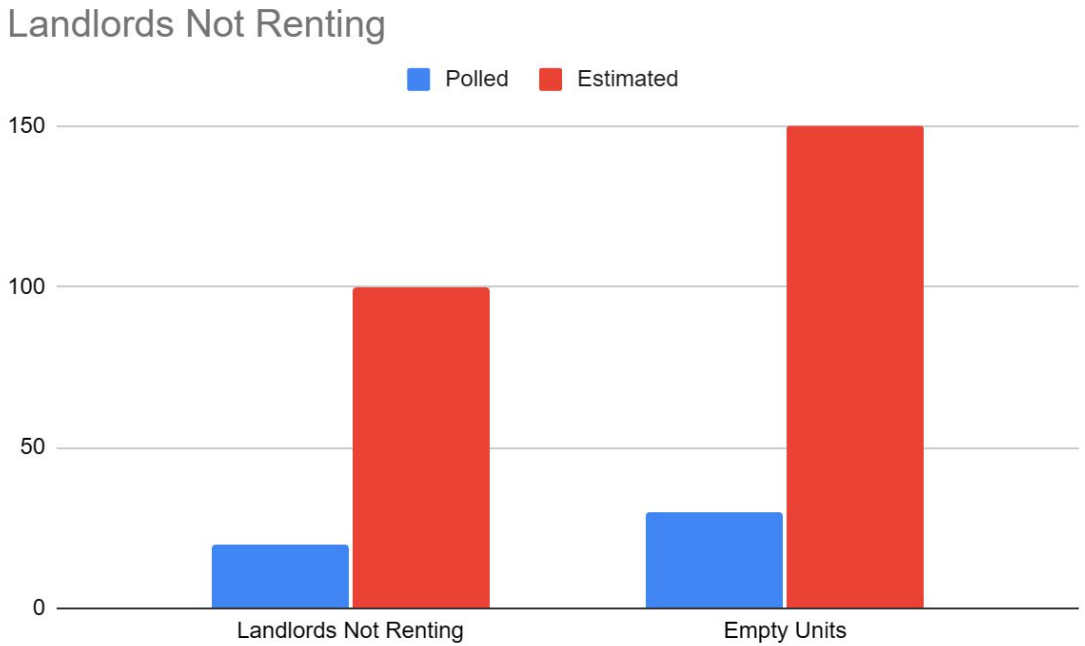

Landlords Not Renting
Polled
Estimated
150
100
50
0
Landlords Not Renting
Empty Units

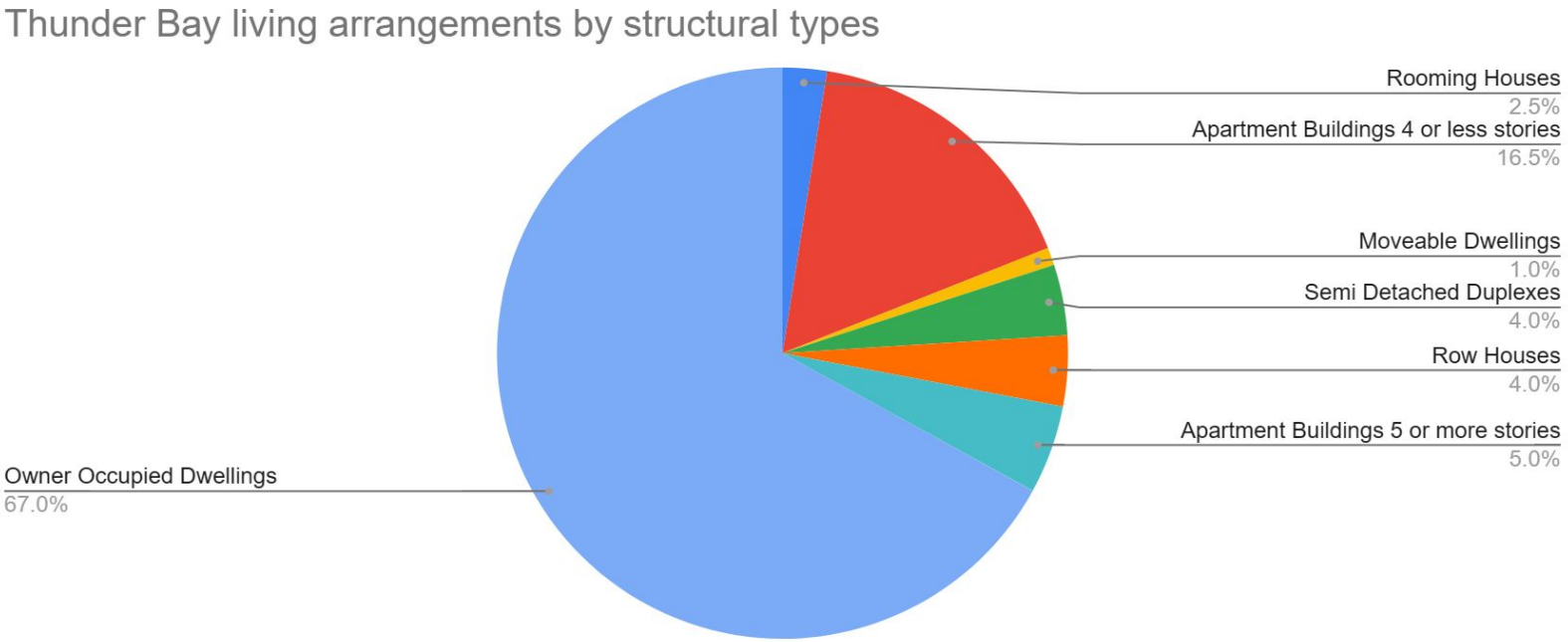
Chart 6


Landlords Not Renting
Polled
Estimated
150
100
50
0
Landlords Not Renting
Empty Units

Testaments from landlords

To be collected

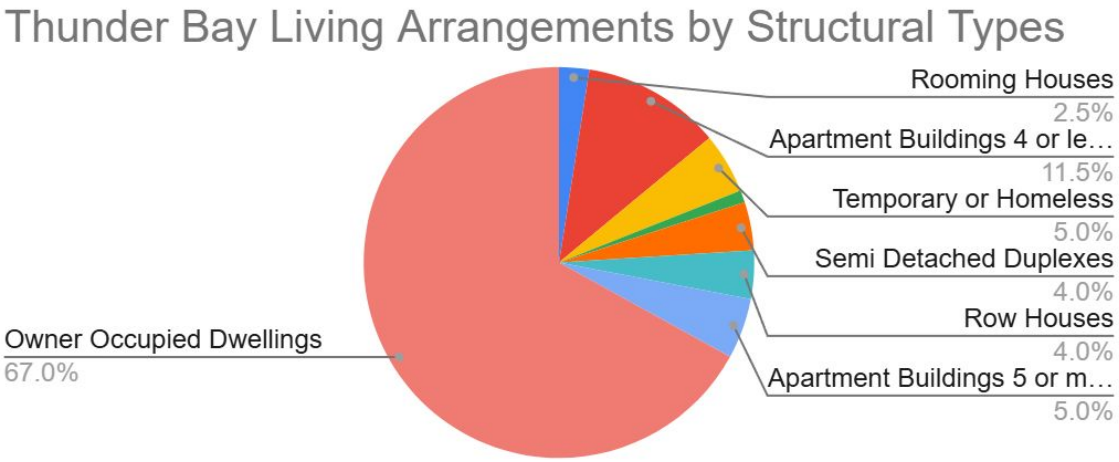
Chart 2


Thunder Bay living arrangements by structural types
Rooming Houses
2.5%
Apartment Buildings 4 or less stories
16.5%
Moveable Dwellings
1.0%
Semi Detached Duplexes
4.0%
Row Houses
4.0%
Apartment Buildings 5 or more stories
5.0%
Owner Occupied Dwellings
67.0%

Section 2: Chart 2A - Draft 2, Sep-15-26, Copyright Wolfgang Schoor Canada, 2026

A study a few years ago revealed that about 700 people were homeless in the city of Thunder Bay.

However some people feel the numbers are increasingly higher than that



*Numeric orders are all estimated

Physical and Social Changes Required

When people have a clear understanding of rights and obligations as tenants, it will be easier for them to comply

* same as physical and social changes from timeline chart