

with limited income can be assisted. I point out that the income test remains separate from the agreement. Indeed, the program is to be implemented on a regional and municipal basis, and we hope that municipalities will especially designate a number of these units for public housing tenants who may live in the projects and take advantage of subsidies which we share with our provincial partners. I am referring to rental supplements which will assist these people. We did not want to continue a type of ghettoization which is not attractive. At the same time, we want to encourage construction which will bring low rental accommodation onto the market. The test, of course, is the agreement whereby rents will be kept low.

If there is a further social need we will, of course, look after it with various programs which have been, and will be, increased in all provinces. We do not intend to slow construction; indeed, we want to accelerate construction of low rental accommodation. That is the object of the bill and that is why, I am afraid, we must oppose the hon. member's amendment although we realize his deep concern.

● (1240)

[Translation]

**Mr. Adrien Lambert (Bellechasse):** Mr. Speaker, I would like to add only a few remarks on the amendment before us. I consider it very commendable in itself because it is aimed at protecting the rights of heads of families to housing at a price in line with the family income.

However, I would like to add that there are two considerations to keep in mind when it comes to housing. Of course, it would be desirable that each head of family in this country own his house. In the present economic context I consider it is less and less possible for a number of heads of families to reach that objective.

In the circumstances it is perfectly normal that some owners build housing units and rent them to make a certain profit. I witnessed unfortunate situations sometimes where tenants have no respect for the property in which they live—but I suppose those are exceptions. When those people neglect to take normal care of the property it deteriorates and that necessitates costly repairs by the owner which brings him to ask for higher rents.

I think there is a whole education to be done in that respect in this country and I am convinced that there are still possibilities of an agreement between owners and tenants, that they do not look upon one another as opponents but, on the contrary, as people living in a common environment and both doing their best to earn an honest living.

I think that the proposed amendment is intended more particularly to protect the tenant against certain abuses that may have occurred in the past, that may reoccur in the future. The amendment suggests precisely that the lending institution be there as a judge to safeguard the rights of the tenant with respect to the rent being related to the family income.

Mr. Speaker, with the restrictions that were announced yesterday by the head of the government I think we are going to witness situations and difficulties with respect to housing, relationships between owners and tenants. I fear

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a lot a deterioration of the situation in that regard. However, I think that the minister understood the merits of the amendment. My suggestion is to follow very closely the recommendations and the actions of the corporation's officials concerning the rights of occupants, without neglecting the rights of the owners.

I submit the minister has very heavy responsibilities because he must, so to speak, compromise between those who have to live in rental accommodation and those who own the building and must make it a healthy and acceptable environment in our present society, while deriving certain profits from it.

I believe one of the major factors for the serious owner tenant problems is the tremendous cost builders are facing, the excessive interest rates. That pervasive factor also has an impact on inflation. Mr. Speaker, we have been making this point a number of times in this House because we believe this is a most serious matter. I hope some day the Minister of State for Urban Affairs (Mr. Danson) and his cabinet colleagues will introduce some legislation that will put a stop to ever rising interest rates, so that the government and private projects may cost less. This would tend to improve the current social environment.

Although I would have a lot to say on this, I have no wish to make extended remarks because this legislation must pass as soon as possible. However, we must act within reason.

As far as I am concerned, I am therefore inclined to support the amendment although it should include a provision to protect the rights of owners.

But anyway, it must be accepted as it is, and I am ready to support it.

[English]

**Mr. Deputy Speaker:** Is the House ready for the question?

**Some hon. Members:** Question.

**Mr. Deputy Speaker:** Is it the pleasure of the House to adopt the said motion?

**Some hon. Members:** Agreed.

**Some hon. Members:** No.

**Mr. Deputy Speaker:** All those in favour of the motion will please say yea.

**Some hon. Members:** Yea.

**Mr. Deputy Speaker:** All those opposed will please say nay.

**Some hon. Members:** Nay.

**Mr. Deputy Speaker:** In my opinion the nays have it.

*And more than five members having risen:*

**Mr. Deputy Speaker:** Call in the members.

**Mr. Knowles (Winnipeg North Centre):** Mr. Speaker, it being ten minutes to one o'clock, and it being known that there are a number of members involved in luncheon