

The Budget—Mr. Brown

for. When a student applies for a loan in good faith I think he is entitled to receive his full loan from the department administering this legislation. So, Mr. Speaker, bureaucracy grinds out its work in contemptuous disregard of parliament and the members thereof.

Some hon. Members: Hear, hear.

Mr. Baldwin: Tell us more.

Mr. Brown: I really dislike raising grievances like these on behalf of my constituents, but I must do so if I am to continue sitting in this house and representing them.

Some hon. Members: Hear, hear.

Mr. Brown: And now, hon. members, and particularly hon. members of the government, I want to talk about a matter that affects our whole population. I refer to the subject of rents of real estate and the tremendous increases in rent which landlords have been imposing on their tenants right across the country. Mr. Speaker, the persistent upward spiral in rents will have to be curbed. Rents will have to be brought into line almost immediately. In other words a system of rent controls should be introduced. A bill providing for these controls, together with a request to the provinces to pass enabling legislation to deal with this matter, which is admittedly of national urgency, should be brought in. Coupled with this, or perhaps in place of it, I should like also to see a capital gains tax instituted to deal only with sales of real estate other than private, owner occupied residences.

Mr. Brewin: What party are you in?

Mr. Brown: I feel that this matter ought to receive the early attention of the government. This might of course cause certain economic difficulties, but such a tax and such rent controls constitute a moral necessity at this time. The taxing of profits on real estate transactions will, in itself, help to curb the activities of many unscrupulous persons. Rent controls ought to curb the activities of landlords who do not consider for a moment the position, economic and otherwise, of their tenants. I raise these last matters in the face of what appears to me to be truly a national emergency.

● (8:30 p.m.)

Some hon. Members: Hear, hear.

Mr. Brown: This emergency is of great importance in its ramifications in that it is
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shaking the stability and peace of the country. Its challenge constitutes a danger to our entire economy and it threatens the very existence of our democratic process as evidenced by this house and the Senate.

An hon. Member: Would the hon. member permit a question?

Mr. Brown: I will deal with it when I have finished; I am almost through.

I appeal to the government to do something in this field of rent control, perhaps by imposing a sharp capital gains tax on real estate profits only. I think the people of Canada are looking to us to protect them. I believe that a fundamental right of every Canadian is to shelter, particularly in a climate like ours, and unless this is obtainable by our people we shall be unable to work toward that just society which is so much spoken of by our highly revered Prime Minister (Mr. Trudeau), and which is sought not only by him but, I know, by every hon. member of this house and of the Senate.

[*Translation*]

Mr. Speaker, before resuming my seat, I would like to say a few words in French, our second official language.

I would like to explain to hon. members that in the riding of Brant, which I have the honour to represent in this house, the great majority of the people speak English. Nevertheless, since I was a child, I have always been fully conscious of the important contribution made by our French-speaking compatriots to the development of our country.

If I remember correctly, fifteen years ago already I made in this house a speech in which I said to hon. members that a new trend was emerging in Brantford. Among other things I told them that several distinguished women in Brantford, particularly the members of the University Women's Club were beginning to take French courses and were holding some of their meetings in French.

The Acting Speaker (Mr. Béchard): Order. I am sorry to interrupt the hon. member in his very worthy efforts in our second tongue, but his time has expired.

Some hon. Members: Continue.

The Acting Speaker (Mr. Béchard): Does the member have the consent of the house—

Some hon. Members: Agreed.