The basis for the adjustment of anomalously low rentals was broadened and liberalized in April, 1947. A landlord was now permitted to apply for an increased rental on the grounds that the existing rental was lower than that generally prevailing on Oct. 11, 1941, for similar accommodation in the vicinity or in a similar residential district of the same municipality. Previously such an application would only be entertained on the grounds that the rental was lower than that prevailing for similar units of housing in the same building.

The 10 p.c. rental increase authorized in April, 1947, was not applicable to housing accommodation newly built or reconverted since Jan. 1, 1944, since maximum rentals on new buildings have been fixed on a basis which takes into account the increase in construction costs. Moreover, specific provision was made in the relevant order at this time that rentals of such accommodation completed by original construction or by structural alteration on or after Jan. 1, 1944, should be fixed at an amount which would yield a fair return based on prevailing costs of land, labour and materials. At the same time provision was made to permit a landlord who had obtained a rent fixation before Mar. 31, 1947, on such accommodation to apply to the Court of Rental Appeals for an increased rental if he felt that the established rental was not adequate on this basis.

There was a limited amount of decontrol in the rentals of housing accommodation. On June 19, 1947, both rental and eviction controls were lifted on all new houses, apartments, duplexes and other self-contained buildings completed on or after Jan. 1, 1947. Then, on Oct. 24, price control was lifted on the supplying, for a combined charge, of room and board except when less than two meals daily are served. Accommodation in holiday-resort boarding houses and hotels had been decontrolled on Mar. 1, 1947.* On Feb. 23, 1948, all rent and eviction controls were lifted on summer cottages, tourist cabins, winter chalets, ski or hunting lodges which were untenanted on that date or later became untenanted.

Provisions were made for the relief of certain landlords of housing accommodation who had incurred hardship as a result of the freezing of leases on such accommodation in July, 1945. The regulations in question had suspended the right which a landlord of housing accommodation had previously had to give the tenant notice to vacate on the grounds that he, the landlord, required the accommodation as a residence for himself or for certain members of his immediate family. In March, 1947, provision had been made to permit landlords of housing accommodation purchased between Nov. 1, 1944, and July 25, 1945, to apply for permission to recover such accommodation.† An extension of this step occurred in August, 1947. At that time provision was made for petitions from certain landlords who had purchased housing accommodation after the freezing of leases. Because of the unknown magnitude of the task and the undesirability of a sudden and disturbing flood of evictions, applications were at this time limited to persons who became owners of housing before Jan. 1, 1947. Under local commissioners, appointed at numerous centres throughout the country, many cases were heard under this procedure. In making decisions it was borne in mind that nothing would be gained by relieving the hardship of the landlord at the expense of resultant greater hardship to the tenant. In cases where the landlord's application was granted, a special order was issued by the Board requiring the landlord to refrain from selling or renting the accommodation for a period of one year.

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* See Canada Year Book 1947, p. 924.
† See Canada Year Book 1947, p. 923.