

higher than the \$65 average in 1961. The average rent recorded in rural areas, \$71, was much lower than the \$122 in urban agglomerations of 500,000 population and over.

Table 14.8 shows average cash rent by province and by metropolitan area. Among the provinces, Prince Edward Island had the lowest rents, averaging \$86, while Ontario's average of \$129 was the highest. As was the case for median dwelling values, only Alberta and British Columbia along with Ontario were above the national average. Again, like dwelling values, Toronto had the highest average cash rent among the census metropolitan areas, \$151, while Chicoutimi-Jonquière shared last place with Saint John, each with an average cash rent of \$83.

Mortgages. Householders in owner-occupied non-farm dwellings in the 1971 Census were asked if there were one or more mortgages on their dwelling, and the type of holder of the first mortgage. These data, like those on dwelling values, were tabulated for single detached dwellings. Table 14.8 shows the percentage of mortgaged dwellings by province and by metropolitan area.

In 1971, 52.8% of single detached owner-occupied non-farm dwellings were mortgaged, compared to 45.5% in 1961. The proportion was only 32.4% in rural areas, compared to 66.4% in the largest urban centres. For the mortgaged dwellings, the holder of the first mortgage was a bank or an insurance, loan, trust or mortgage company in 62.6% of the cases. The first mortgage was held by a private individual 19.4% of the time and by government only 9.8% of the time. There was considerable variation from province to province in the proportion of mortgaged dwellings. Newfoundland had by far the lowest proportion, 17.4%, while Alberta led with 59.1%. Among census metropolitan areas the extremes were registered by St. John's (45.5%) and Montreal (75.5%).

14.3.5 Heating fuel

In view of world energy shortages, census data on home heating fuels are of particular interest. The 1971 Census data show that 57.1% of occupied Canadian dwellings were heated principally by oil or other liquid fuels, while 32.1% used gas as the main heating fuel. The major change since 1961 was a strong increase in the proportion of dwellings heated by gas, from 18.8% to 32.1%. This was offset by a correspondingly large decrease, from 10.6% to just 1.1%, in the proportion of dwellings using coal or coke as the main heating fuel. The category "other fuels" declined from 14.3% to 9.8% as a result of an increase from 0.7% to 5.8% in the proportion of dwellings which were electrically heated and a decrease from 13.0% to 3.5% in the proportion of dwellings heated by wood. The use of gas as a heating fuel was less predominant in rural areas, 13.4% compared to 37.2% in urban areas.

Table 14.9 gives the percentage distribution of dwellings by principal heating fuel, by province and by metropolitan area. There was a sharp difference between Quebec and Ontario in the proportions of dwellings heated principally by oil and by gas. In Quebec and the Atlantic provinces the proportion using gas as fuel was never higher than 8.0% (Quebec), while the proportion using oil was 79.3% or higher in all cases. In Ontario and the western provinces the proportion using gas was never lower than 37.1% (Ontario) and went as high as 83.6% for Alberta, while the proportion using oil was never above 54.0% and was as low as 9.4% in Alberta. Among census metropolitan areas, Victoria was an exception to this east-west rule, its 2.4% of dwellings heated principally by gas being one of the lowest proportions in the country.

14.3.6 Household facilities and equipment

Census data. Decennial censuses provide an inventory of a variety of household facilities and equipment to measure advances in living standards and to provide data for market research. The 1971 Census covered items such as plumbing and sanitary facilities, heating equipment, and accessories such as refrigerators, freezers, dishwashers, clothes dryers and television sets. Only the data on the first of these subjects, i.e. the incidence of homes with running water, bath and toilet facilities, are shown by province in Table 14.10. More recent information on other items is available from annual sample surveys (see below).

Continuing the rising trend in recent decades, there was again a marked improvement in the number of dwellings equipped with plumbing and sanitary facilities during the 1961-71 period. Dwellings with running water increased from 89.1% of all dwellings in 1961 to 96.1% in 1971. Similarly, households reporting a bath or shower for their exclusive use advanced from 77.1% to 90.8%, and households with exclusive use of a flush toilet from 79.0% to 93.1%.