

## RESEARCH INSIGHT

# Evictions in Canada

## Populations experiencing vulnerabilities



This research insight highlights one of a new three-part series on evictions in Canada. Other topics in this series include:

- the link between evictions and homelessness; and,
- the link between evictions and health inequities.

### Insight Summary

To better understand what populations are at risk of evictions, this research insight explores 2 major questions:

1. Do specific populations experience greater risks of eviction in Canada? If so, what populations have been identified?
2. What key knowledge and data gaps should be addressed to deepen our understanding of the experiences of vulnerable populations who face or have faced an eviction?

To begin answering these questions, we include:

- key findings from a literature review on evictions in Canada and the United States
- an analysis of data on individuals who experienced forced moves and evictions from the 2021 and 2022 Canadian Housing Survey
- key findings on evictions from the Canadian Social Survey (CSS) released by Statistics Canada

### Key Findings

1

Black individuals and households are disproportionately impacted by evictions in Canada. Despite them making up only 14.7% of the visible minority racialized population, they experience 24.4% of evictions among racialized groups (CHS, 2022).

2

Ontario had a higher share of immigrants who have experienced an eviction compared to non-immigrants than any other province in Canada (46.0% and 37.9%, respectively).

3

Indigenous peoples are disproportionately impacted by evictions. Despite 4.3% of all renters identifying as Indigenous, 5.9% of all renters who experienced an eviction identify as Indigenous (CHS, 2022).

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Findings from the literature review identify certain populations who may be at higher risk of experiencing an eviction. In this insight, we outline available information on evictions and populations experiencing vulnerabilities and areas where further research is needed. We also use data obtained from the 2021 and 2022 Canadian Housing Survey to support some of the findings of the literature review. These findings are based on individuals rather than households as all persons in a household may be experiencing the same eviction.

## Brief Analysis

### Do specific populations experience greater risks of eviction in Canada? If so, what populations have been identified?

In previous Canada Mortgage and Housing Corporation (CMHC) funded research, populations vulnerable to eviction in Canada were identified. These populations include:

- older adults
- newcomers, especially refugees
- children and youth
- people experiencing mental health and addiction issues.

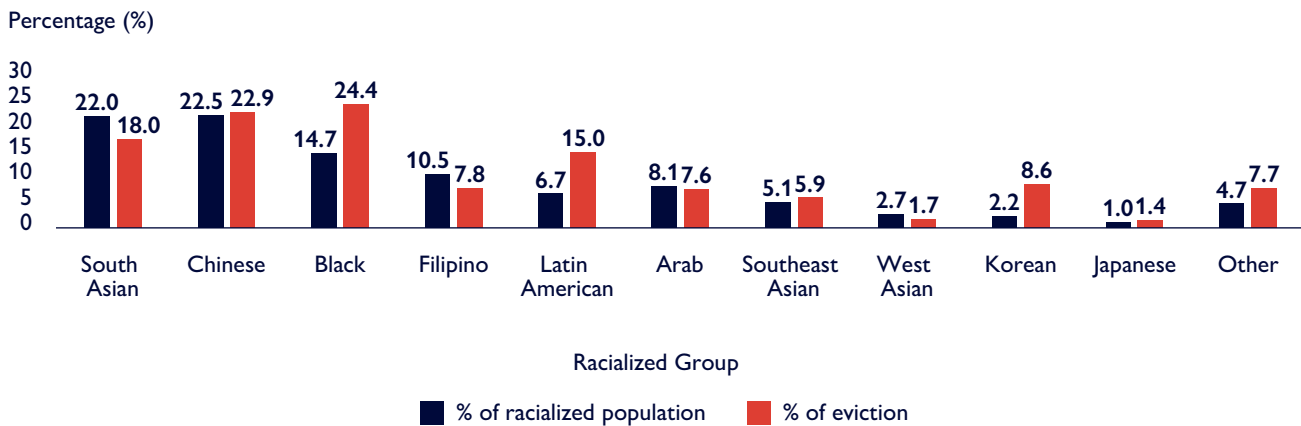
This new research expands on these population groups to include racialized populations, people with low-incomes, gender identity, people fleeing domestic violence, single-parent households, and families with young children.

### Racialized Populations

**Some literature from the US and Canada suggests that racialized populations, especially Black populations, are disproportionately impacted by evictions<sup>1</sup>.**

Figure 1 illustrates the different percentages of racialized populations who have been evicted in the past according to 2022 CHS. Findings demonstrate that among those who identify as racialized, there are more Black individuals who have experienced an eviction in the past than any other racialized group. Despite them making up only 14.7% of the visible minority racialized population, they experience 24.4% of evictions among racialized groups. The disproportionate experience of evictions among Black individuals and households is a common finding in evictions scholarship and research.

**Figure 1: Racialized Populations and Evictions, CHS 2022**



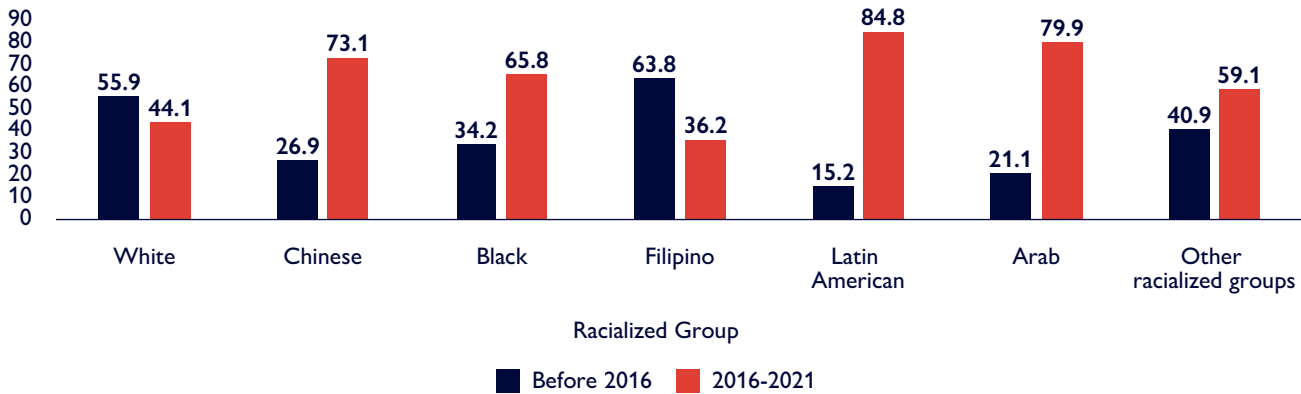
Source: CHS, 2022. CMHC analysis

<sup>1</sup> According to the 2021 Canadian Housing Survey, 7% of the population who experienced an eviction in the past do not identify as a visible minority. In the same survey, it was found that 5% of the population who identify as a visible minority have experienced an eviction at least once in their lives, whereas 12% of the Black population experienced an eviction.

When focusing on Toronto and Ontario in the CHS, we also found increased experiences of evictions among Black renters. According to the 2022 CHS, from 2016 to 2021, 6.1% of those who experienced a forced move in the past identified as Black (despite only making up 4.7% of the population). CMHC analysis of the 2022 CHS, found that among Black renters who have experienced an eviction in the past across Canada, 42.7% of them are currently living in Toronto (despite 38.7% of Black renters living in Toronto). Strikingly, among Black renters who have ever experienced an eviction, 44.1% live in Ontario (52.4% of Canada’s Black population) and 31.8% live in Quebec (26.6% of Canada’s Black population).

**Figure 2: Forced Moves before and after 2016, CHS 2022**

Percentage (%)



Source: Canadian Housing Statistics, 2022, CMHC calculations.

Figure 2 illustrates the frequency of forced moves before 2016 and between 2016 and 2021 for different population groups based on race. Most racialized populations experienced a forced move between 2016 and 2021.

### Gender

**Some studies revealed different experiences of eviction based on gender, especially when also factoring in race, age, and family type.** Some of the key findings include:

- women are often left financially strained once they are separated from their spouse
- domestic violence or abuse has led directly or indirectly to an eviction
- men, especially those who are younger and financially stable, are more likely to fight an eviction
- illegal act evictions, where an eviction is initiated due to illegal activity conducted in the unit, in social housing seems to disproportionately impact female leaseholders.
- in the US Black women had higher chances of being evicted than the average person

### Family type and size

**According to a select number of studies, families with young children also appear to have higher rates of evictions in Canada.** Evictions can also have negative health and financial impacts on mothers and their children, but further research on this topic is needed.

Studies in the US suggest that neighbourhoods with higher percentages of children tend to have higher rates of eviction. Additionally, households with children that appear before an evictions court tend to experience higher likelihoods of experiencing an eviction judgment. Studies examining rates of evictions among families with children are scarce in the context of Canada.

### Age, disability, and mental health

According to Statistics Canada (2024), the majority of evictees (59%) in 2022 were between the ages of 25 and 44 and 34% between the ages of 25 and 34. These percentages are based on the 2023 Canadian Social Survey (CSS), which is a quarterly Statistics Canada survey that collects information on social topics such as health, well-being, quality of life, confidence in institutions, activities, time-use, and emergency preparedness. In 2023, CMHC funded and included questions related to evictions in this survey to help us better understand the impacts of evictions on peoples' health and wellbeing.

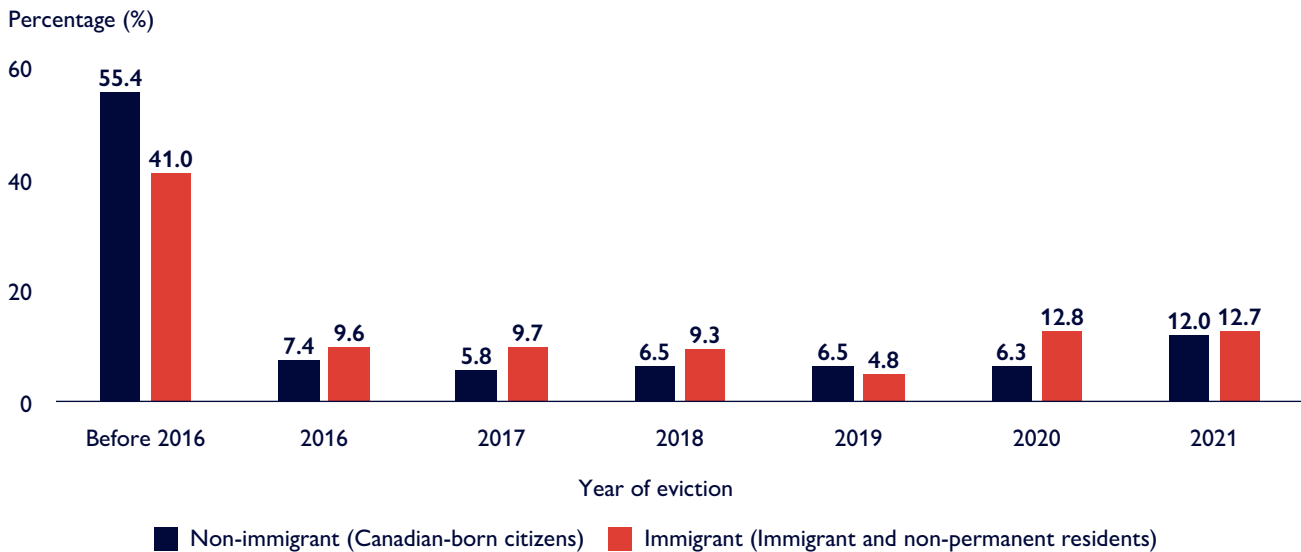
Data from the 2022 CHS reveal similar findings, where the top two age groups who have ever experienced a forced move are from the ages of 35-44 (17.7%) and 25-34 (14.6%). Findings from Cycle 2 of the CHS (2021) also demonstrate that older adults, particularly ages 65-74 years, saw an increase in a forced move between 2016 (1.1%) and 2020 (7.2%).<sup>2</sup> These survey findings also indicate that the top reason for an eviction among all age groups was the sale of property by landlord. However, it was the highest reported reason among the 75 and up age group.

### Immigration status

Some studies identified the need to understand the experiences of evictions among immigrants. According to Cycle 3 of the Canadian Housing Survey, among those who have experienced an eviction in the past, the vast majority identified as Canadian born. However, as illustrated in Figure 3, from 2016 to 2021, the share of immigrants (naturalized citizens and non-permanent residents) who've experienced an eviction is higher in comparison to non-immigrants. For example, **6.3% of Canadian born citizens who experienced a forced move, did so in 2020, whereas 12.8% of immigrants who a forced move, did so in 2020.**

Ontario also had a larger share of immigrants who experienced an eviction compared to non-immigrants than any other province in Canada (46.0% and 37.9%, respectively). Cycle 3 demonstrates more even shares of evictions between Canadian-born and immigrants in 2021 (12.0% and 12.7%, respectively).

**Figure 3: Immigration Status and Evictions, CHS 2022**



Source: CHS, 2022 CMHC analysis.

<sup>2</sup> Due to reasons of suppression, we were only able to capture yearly evictions from 2016 to 2021 for different age groups using cycle 2 data and not cycle 3.

## Indigenous populations

**One of the key findings from Cycle 2 of the Canadian Housing Survey is that there is an overrepresentation of Indigenous peoples who have experienced a past eviction.** Despite only 4.7 percent of all renters identifying as Indigenous, 7.6% of all renters in Canada who have experienced an eviction are Indigenous.

**Cycle 3 demonstrates a slight decrease in the number of evicted Indigenous renters. Despite 4.3% of all renters identifying as Indigenous, 5.9% of all renters who experienced an eviction identify as Indigenous.** This finding is consistent with the few studies that indicate that there is an overrepresentation of Indigenous peoples among those who have experienced an eviction in Canada. Additional analysis of the CHS found that among Indigenous renters who have previously experienced an eviction, 52.5% live in British Columbia and 21.7% live in Ontario.

## What are the key knowledge and data gaps on different population groups experiencing eviction?

Evictions continue to be a growing concern among policymakers, housing advocacy groups, and people with lived experience. To address these concerns, specific knowledge and data gaps need to be filled. Some of these gaps and challenges include:

- **lack of studies focused on who is experiencing evictions in Canada. Available literature on the connections between evictions and populations experiencing vulnerabilities is concentrated in Ontario, and specifically Toronto.** It is important to expand the geographical scope of this research. The Canadian Housing Survey is one tool researchers can use to expand the geographical scope on evictions. It also offers an opportunity to link evictions to socio-demographic data.

- **access to disaggregated data on who is experiencing an eviction is limited.** Eviction-related research would benefit from an analysis of the sociodemographic profiles of those who receive eviction filings and the outcome of those filings. Further research would benefit from collection of data on all stages of the eviction process, including eviction judgements
- **it is difficult to track and document all informal evictions.** An informal eviction occurs when tenants are evicted from their units without any formal documentation with a tribunal or court system. This can include receiving an eviction notice and leaving before anything is filed with a tribunal. Populations experiencing vulnerabilities may experience informal evictions.

## Implications for the Housing Sector

Research also suggests that measures to address evictions should be reflective of different tenant circumstances and vulnerabilities.

Some recommendations put forward to address the needs of specific population groups include:

- **develop stronger data collection and sharing to better understand the scale of eviction in Canada.** To inform policies and programs related to eviction, it is important to address some of the data and knowledge gaps mentioned above.
- **provide supports that are tailored to the complex housing needs of different population groups.** For example, more senior-specific and gender-specific housing services and support organizations can support the specific challenges faced by senior women when experiencing an eviction.

## Future Research

Findings from this research reveal critical areas of further research to support populations most impacted by evictions in Canada. Key areas of future research include:

- **Gender Based Analysis Plus to highlight how various systems of inequity work in relation to housing precarity and evictions.** Engaging with eviction threats within non-profit and social-affordable housing units is an area of research that can benefit from an intersectional analysis that highlights the relationship between gender, race, income, and risk of eviction.
- **Canadian research on evictions and children.** Research on eviction would benefit from knowledge on the link between the presence of children and risk of eviction during each stage of the process of eviction. This would include health and financial impacts on children.
- **Further research on uneven impacts of eviction on racialized populations.** Evictions research would benefit from expanding the scope of research to include provinces across Canada.

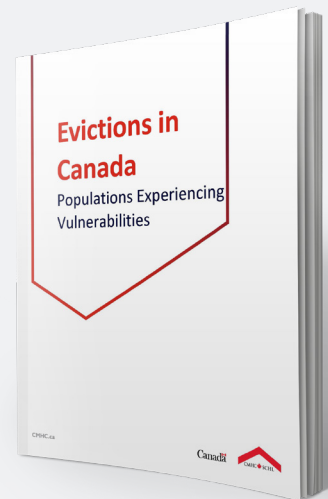
## About CMHC Research Insights

Research insights are summaries of our research reports.

These insights:

- identify a housing research issue, gap or need
- provide an overview of the research project undertaken to address it
- present major findings of the research

The research presented in this series explore the areas of Housing Need, Housing Finance, Housing Supply and Outcomes of the National Housing Strategy.



# Full Report

Bachour, M., Verbeek, M., Rotberg, S., Feltaous, E., Worton, K. (2025). **Evictions in Canada: Populations Experiencing Vulnerabilities.** Ottawa: Canada Mortgage and Housing Corporation.

Evictions in Canada [electronic resource]: Populations experiencing vulnerabilities.

## Further reading

Poulin, L., Feltaous E., Rotberg, S., Worton, S. K., Bachour, M., Verbeek, M. (2025). **Evictions in Canada: Inequities in health among groups at higher risk of evictions.** Canada Mortgage and Housing Corporation. Ottawa, Canada.

Evictions in Canada [electronic resource]: Inequities in health outcomes among groups at higher risk of evictions.

Worton, S. K., Rotberg, S. Feltaous E., Bachour, M., Verbeek, M. (2025). **Evictions in Canada: The links between evictions and homelessness in Canada.** Canada Mortgage and Housing Corporation. Ottawa, Canada.

Evictions in Canada [electronic resource]: The links between evictions and homelessness.

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# Alternative text and data for figures

Figure 1: Racialized Populations and Evictions, CHS 2022

	% of racialized population	% that experienced an eviction
South Asian	22.04	17.54
Chinese	22.25	22.86
Black	14.67	24.37
Filipino	10.48	7.76
Latin American	6.74	14.9
Arab	8.14	7.58
Southeast Asian	5.09	5.91
West Asian	2.69	1.71
Korean	2.17	8.55
Japanese	1.02	1.43
Other	4.71	7.74

Source: CHS, 2022. CMHC analysis

Figure 2: Forced Moves before and after 2016, CHS 2022

	Before 2016	2016-2021
White	55.9%	44.1%
Chinese	26.9%	73.1%
Black	34.2%	65.8%
Filipino	63.8%	36.2%
Latin American	15.2%	84.8%
Arab	21.1%	79.9%
Other racialized groups	40.9%	59.1%

Source: Canadian Housing Statistics, 2022, CMHC calculations.

Figure 3: Immigration Status and Evictions, CHS 2022

	Non-immigrant (Canadian-born citizens)	Immigrant (Immigrant and non- permanent residents)
Before 2016	55.4%	41.0%
2016	7.4%	9.6%
2017	5.8%	9.7%
2018	6.5%	9.3%
2019	6.5%	4.8%
2020	6.3%	12.8%
2021	12.0%	12.7%

Source: CHS, 2022 CMHC analysis.