

Laurence Simard, Sophie L. Van Neste and Xavier Leloup

## Summary Report

# Equitable climate adaptation for tenants

Energy-efficient renovations and adaption of homes to extreme heat

January 2025

Type of case study:  
Public sector





## Project, type of intervention and territory studied

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<b>Type of intervention</b>	Climate and housing policies: strategies, plans and subsidy programs
<b>Geographic sites and scales</b>	Municipal, provincial and federal policies applicable to Montreal
<b>Climate hazards and challenges</b>	Adaptation to extreme heat, decarbonization and energy efficiency in housing
<b>Timeframe</b>	Most documents consulted were published in the early 2020s, some with timeframes extending to 2040. The funding programs have no end date.
<b>Funding for the intervention studied</b>	Public (municipal, provincial, federal)
<b>Development process and actors involved</b> (not studied here)	<b>Has the project or intervention involved any sort of public participation?</b> (not studied here)
<b>External actors involved in making proposals and demands</b>	Various think tanks and initiatives in British Columbia and Ontario (such as ACORN, Energy Efficiency Canada, Ecotrust). In Quebec, few groups are explicitly addressing this blind spot.

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## Summary of adaptation blind spots identified in the case study

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Lack of explicit measures addressing housing and adaptation to extreme heat, much less recognition of links between the two

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Lack of consideration of tenants in the vast majority of policies

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Lack of attention to the impact of adaptation policies on tenants, particularly those in vulnerable situations (rent increases and population displacement)

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## Summary of positive aspects regarding equitable adaptation identified in the case study

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Some of the City of Montréal's policies explicitly mention that the socio-ecological transition in housing may have a negative impact in tenant households' ability to pay, demonstrating that there is an awareness of the issue.

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A number of solutions have been identified to reduce inequalities in housing adaptation policies.

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### Method and partners involved

Literature review of public policies (26 policies)

Literature review of publications by advocacy, research and tenants' rights organizations (14 groups)

Two focus groups with

- members of housing committees (protecting tenants' rights) in Montreal
- members of the *Logement en transition* working group of the *Transition en commun* alliance

### Research limitations

The study's findings for the municipal level are limited to the City of Montréal. Research was conducted from June 2023 to September 2024.

Most documents consulted were published in the early 2020s, some with timeframes extending to 2040. The funding programs have no known end date.



## Results: Consideration of inequalities in the approach

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<b>Target audiences</b>	Homeowners (for the vast majority of measures)
<b>Groups excluded or negatively affected</b>	Tenants (21% of the population of Quebec, 63% in Montreal)
<b>Level of consideration for these groups</b>	None, with the exception of mentions of inequality in three City of Montréal policies, two of which include targeted measures.
<b>Consideration of existing inequalities</b>	<ul style="list-style-type: none"><li>• Government of Canada – cursory mention of inequalities, but no identification of cross-cutting links and few concrete measures</li><li>• Government of Quebec – same as federal</li><li>• City of Montréal – More detailed mention of inequalities (e.g., measures limited by the ability of homeowners or tenants to pay), but few concrete measures.</li></ul>
<b>Characterization of inequalities in exposure, vulnerability or coping capacity in the intervention studied</b>	Discussion of inequalities in exposure and vulnerability to heat. However, these inequalities are not specifically associated with housing conditions.



**Barriers and constraints to taking inequalities into account**

Siloed approach despite overlapping crises

Market-based housing system with little regulation of rental housing

**Who is talking about inequalities? Who isn't at the table?**

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- Policymaking and consultation processes have not been studied.
  - Civil society documents stress the need for greater tenant participation.
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## Results: Inequities identified

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### **Distributive justice**

(equitable distribution of benefits, costs and material resources)

- Transfer of costs to tenants through rent increases and “renovictions.”
- Less access for tenants to means of adapting their homes to heat (subsidies, air conditioning, renovations)

### **Procedural and epistemic justice**

(elimination of barriers to equal opportunities to participate in political decisions, with recognition of a diversity of knowledge and the self-determination of Indigenous peoples)

Little or no tenant participation in renovation and adaptation decisions

### **Recognitional and reparational justice**

(recognition and reduction of historical and ongoing wrongs for communities suffering from systemic barriers)

- Housing access issues that undermine the stability of tenant households are not recognized
- Private property rights are valued over tenants' rights (e.g., *Tribunal administratif du logement*, Quebec's landlord and tenant board)

### **Relational justice**

(recognition of the interconnection between humans, non-humans and ecosystems; promotion of the principles of reciprocity, mutual respect and care)

*(not studied here)*

### **Intersectionality and linkages between factors of oppression**

(intersecting experience of colonial oppression, gender, racism and others)

Solution: design programs in partnership with marginalized populations to ensure equity and reach target communities.



## Further information

Simard, L., Van Neste, S.L., & Leloup, X. 2025. « *L'équité envers les locataires dans les politiques climatiques* ». 37 pages. Montréal (Québec) : Labo Équité Climat. <https://laboequiteclimat.ca/etudes-de-cas/>





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