

# Housing with Heart

## How a small business is tackling Revelstoke's missing middle rental market

In the mountain resort town of Revelstoke, BC, where seasonal demand is driving up housing costs, one small business is quietly challenging the economics of renting.

Stapen-Haus Properties, run by Tim Stapenhurst and his dad, Rick Stapenhurst, provides long-term rentals to middle-income residents – those who often earn too much to qualify for subsidized housing, but not enough to rent comfortably or purchase a home. Since 2019, Stapen-Haus has housed 20 tenant groups, ranging from young families to working couples, in its 13 rental units.

For Tim, the mission is rooted in experience, having lived the “ski bum” lifestyle in his early 20s, working seasonal jobs while bouncing between couch-surfing, van life and staff housing. “The decision to become a housing provider was really based on my experiences and seeing a demand in the market,” he said. “It also allowed me to supplement my disability pension from my past career.

After time spent in the military and as a firefighter, Tim moved with his family to Revelstoke in 2016. Using the proceeds from the sale of their U.S. home, Tim sought his dad's help to renovate the basement into a rental suite. That led to the two partnering on the purchase of a second Revelstoke home in 2019, which then led to incorporating Stapen-Haus.

With a background as an economist, Rick brings a complementary perspective to Tim's experiential knowledge. Together, the two are building a business model that prioritizes community and stability over profit.

The fact that nearly a quarter of Stapen-Haus's tenants have gone on to become homeowners is an accomplishment that gives Tim a deep sense of pride. “I love seeing our tenants succeed and move on to becoming homeowners,” he said.

In June 2025, the business achieved [B Corp certification](#), a globally recognized designation awarded by [B Lab](#) to companies that meet rigorous social and environmental standards. For Tim and Rick, the process was demanding, but worthwhile to show commitment to their values. “We (hopefully) make profits through longer-term capital gains, which we plough back into additional housing projects, reflecting our commitment to the future development of the community,” said Rick.

The challenges, however, remain very real. As a small provider Stapen-Haus is navigating the same policy gaps and funding constraints that affect communities across Canada. “There are so many housing barriers right now,” said Tim. “Federally, we need to continue to support funding via CMHC, and I’m looking forward to learning more about Build Canada. We also need better census data for funding opportunities.”

Rick adds many issues come down to a breakdown between policy design and real-world implementation. “Low-income families qualify for community housing, and rich households can afford to buy in the city,” he said.

With a vision rooted in lived experience, financial pragmatism, and a commitment to community, Stapen-Haus is working to prove that even small companies can help shift the rental housing market.