

Increasing Rent

RTA 2018: Section 16

An increase in rent refers not only to an increase in the amount paid for the same rented property under the same terms and conditions, but also to a reduction in services or privileges provided by the landlord for the same amount of paid rent whereby the tenant's use and enjoyment of the rented property is reduced.

Examples of the types of rental increases are provided in the table below:

Types of Rental Increases	
Increase in Amount Paid	Reduction of Services
<ul style="list-style-type: none"> Landlord increases the amount payable from \$750 per month to \$800 per month for a one bedroom with a washer and dryer included. 	<ul style="list-style-type: none"> Landlord changes the rental agreement such that \$750 is payable for a one bedroom with no washer or dryer included.

Frequency of Increase

A landlord may not increase the rent more than once in a 12 month period or during the 12 months immediately following the start of a rental agreement. However; if the rent increase is due to the landlord providing additional services or privileges that were not provided in the original agreement, the landlord may increase the rent more than once in a 12 month period, without notice to the tenant, if the landlord has written agreement of the rental increase from the tenant.

Amount of Increase

There is no restriction on the amount of rental increase a landlord may implement.

Notice Period

The effective date of a rent increase must fall on the first day of the rental period and proper notice must be provided to the tenant. Where a rental agreement is a periodic weekly agreement, the notice must be given not less than 8 weeks before the effective date of the increase. If the rental agreement is month to month, the notice must be given not less than six months before the effective date of the increase. A notice to increased rent as identified below is provided in Appendix A of the Guide for Landlords and Tenants and may be used to issue this notice.

Form: [Landlord's Notice to Increase Rent](#)