



FACT SHEET

RENT INCREASE INFORMATION SHEET

Cette information existe également en français.
Composez le 204-945-2476.

The Residential Tenancies Branch (the branch) is the office people can come to if they have questions about their rent. We can help you see if the rent you are paying is the legal rent for that unit. If you think your rent has been increased illegally, you can ask us to investigate. We can find out what the rent should be. If it is not what you are paying, the branch may roll back the rent to the legal amount. See our branch locations and phone numbers at the end of this sheet.

How often can your landlord raise your rent?

In most cases, a landlord can raise your rent once a year. They need to give you proper written notice. If they don't give you proper notice, it is **not** a legal rent increase and you should call the branch.

What is proper written notice?

Proper written notice means that you **must** get three months' notice in writing that the rent is going up. For example: if the landlord wants to increase the rent on June 1, a tenant must get the written notice by February 28.

What must the written notice say?

- How much your rent is now
- How much your rent will be in dollars and in % (ex: \$10.00 or 2.4%)
- What date you have to pay the new rent
- That if you don't get three months' notice, the rent increase is not legal (not allowed)
- What the rent increase guideline is
- That you have the right to disagree with how much the rent has gone up. If you disagree with the new rent, you can bring or send a letter to the branch saying why. The branch has to get this letter **at least 60 days before** your rent is set to go up.

Rent can go up two ways:

- Rent Increase Guideline: Each year, the government says what percent (%) the rent can go up each year. This is called the rent increase guideline. Landlords can increase rent by this amount as long as tenants get proper written notice.
- Above Guideline Rent Increase: If a landlord wants to raise rent more than the guideline, they have to apply to the branch. This is called an above guideline rent increase. If you need information on this, call the branch.

My building has three units or less. Do the same rent increase rules apply?

In a building that has three units or less, a landlord can raise the rent when a new tenant moves in, as long as they give that tenant a **Notice to New Tenant** form. The landlord can say how much the rent will be for a new tenant (the rent increase guideline doesn't apply). If the tenant **doesn't** get a Notice to New Tenant form, the rent increase is not allowed.

A landlord may still give the tenant written notice of an increase in rent during the tenancy, even if they increase the rent when the tenant moves in.

For example: A tenant moved into a building with three units or less on May 1. When the tenant moved in, the landlord increased the rent from \$415.00 to \$445.00 (the landlord gave the tenant a Notice to New Tenant form showing this). In this example, the rent on this unit usually gets raised every October 1. Even though the landlord increased the rent when the new tenant moved in, they can still give the tenant a written notice by June 30, saying that rent will be going up on October 1 by the rent increase guideline. The landlord cannot raise the rent again until the next October 1, if the same tenant stayed in the unit.

Should I get a Notice to New Tenant form when I move into a new unit?

Yes. When you move into **any** new unit you must get a **Notice to New Tenant** form (this form must be given to all tenants, in any building).

This form says:

- what rent you must pay
- what the rent in the unit was before you moved in, and
- show any rent increase that the landlord has planned within the next three months of your tenancy.

When should I call or visit the branch:

You should call the branch if you have any question about your tenancy. It can be about your rent or any other question you have about your rights or responsibilities.

When it comes to rent increases, you should call the branch if:

- You don't get three month's written notice of your rent going up.
- The increase is more than the guideline (we can tell you if your landlord has applied to us to increase the rent by more than the guideline).
- Your rent has already been raised in the last 12 months.
- You think the rent you are being charged is illegal and you want the branch to investigate.
- You did not get a Notice to New Tenant form when you moved in.
- You disagree with the new rent. You can bring or send a letter to the branch saying why. The branch has to get this letter at least 60 days before your rent increase starts.

This information is available in multiple formats upon request.

Branch Offices

www.manitoba.ca/rtb

Winnipeg

302-254 Edmonton St.
Winnipeg MB R3C 3Y4
Tel. 204-945-2476
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Brandon

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Thompson

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