

Manitoba News Release

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RENT GUIDELINE SET FOR 2010

The 2010 rent increase guideline has been set at one per cent, Finance Minister Greg Selinger announced today.

The guideline is determined annually and takes into account cost increases including utilities, property taxes and other expenses in the operation of a residential complex.

The guideline applies to most residential rental property including apartments, single rooms, houses and duplexes.

The guideline does not apply to:

- rental units renting for \$1,105 or more per month as of Dec. 31, 2009;
- personal-care homes;
- non-profit housing with subsidized rent;
- approved rehabilitated rental units, and;
- new buildings that are:
 - less than 15 years old, where an occupancy permit was first issued or a unit first occupied after April 9, 2001, or;
 - less than 20 years old, where an occupancy permit was first issued or a unit first occupied after March 7, 2005.

Landlords can apply for an increase above the guideline if they can show the guideline will not cover cost increases they have incurred.

Tenants must receive written notice of a rent increase at least three months before the increase takes effect. For example, for a rent increase to take effect January 1, 2010, tenants must receive notice by September 30, 2009. With few exceptions, rent can only be increased once a year.

Tenants can object to any rent increase, whether it is at, below or above the guideline by writing to the Residential Tenancies Branch at least 60 days before the date of the rent increase.

Landlords and tenants can contact the branch to find out more about rent increases and other rights and responsibilities. Information is available on the website at www.manitoba.ca/rtb, by calling 945-2476 in Winnipeg or toll-free 1-800-782-8403.