

RENT INCREASE



RENT FREEZE DURING THE COVID-19 PANDEMIC (2021)

Due to the pandemic, the rent increase guideline from January 1 to December 31, 2021 is 0%. You may receive a rent increase notice in 2021 but the increase cannot start before January 1, 2022. Despite the 2021 rent freeze there are circumstances in which the landlord may collect a rent increase during 2021. If that is your situation please contact our legal clinic for further assistance. The annual rent increase guideline for 2022 is 1.2%.

N1 NOTICE OF RENT INCREASE

- A N1 is a notice to increase your rent. It must state how much your new rent will be and the date that the increase will become effective.
- Your landlord must indicate whether the rent increase is within the annual rent increase guideline or above it, in which case the landlord will need to obtain approval from the Landlord & Tenant Board.
- If the rent increase needs to be approved by the LTB you won't be required to pay more than the guideline increase until the order is issued. If you only pay the guideline increase, you may owe the landlord once the order is issued.
- The landlord must give you this notice at least 90 days before the date of the rent increase. Your landlord may increase rent if it's been over 12 months since the last increase or since you moved into the rental unit. However, a landlord may increase the rent at any time if you both agree to additional services or privileges.
- You don't have to sign a new lease when a fixed term tenancy ends. Once the lease expires you are not obligated to renegotiate the rent amount. The tenancy will continue month to month under the same terms and conditions.
- New buildings, additions to existing buildings and most new basement apartments that are occupied for the first time for residential purposes after November 15, 2018 are exempt from rent control.

Get **free** legal advice to see if your unit is covered under the RTA and how to enforce your right by contacting:



450 Frederick St. #101, Kitchener ON N2H 2P5

Phone: 519-743-0254 or Online Contact Form found at: www.wrcls.ca

