

# RENT INCREASE



## RENT FREEZE DURING THE COVID-19 PANDEMIC (2021)

Your landlord cannot raise your rent from January 1, 2021 to December 31, 2021. They can give you a rent increase notice in 2021 but the increase cannot start before January 1, 2022. The rent increase amount for 2022 is 1.2%. It is illegal for the rent increase to take effect within 2021. In most situations, you will get an N1. If you require further assistance, please contact our clinic.

## N1

### NOTICE OF RENT INCREASE

- The N1 must state the rent increase amount. It must also indicate the amount of rent increase per month or week.
- It must indicate whether the rent increase is less than or equal to the *Residential Tenancies Act, 2006* guideline. If it's not, your landlord must state whether they've gotten approval or if they have applied for approval from the Board for a Rent Increase Above Guideline.
- 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. An N1 is not required if you and your landlord have signed an N10 (Agreement to Increase the Rent Above the Guideline).
- You don't have to sign a new lease when a fixed term tenancy ends. If you don't sign a new lease, you don't have to move but the tenancy becomes "month to month."
- If you plan to move, you must notify your landlord using Form N9 (Tenant's Notice to End the Tenancy) at least:
  - 60 days before the lease expires or before the end of a monthly or yearly rental period or;
  - 28 days before the end of a weekly rental period.
- The date must be the end of the rental period (i.e. end of a month in a monthly tenancy.)
- If the rent increase needs to be approved by an order under the *Residential Tenancies Act, 2006* 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.

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](http://www.wrcls.ca)

