

Agreement to Increase the Rent Above the Guideline



- The N10 is an agreement between you and your landlord to increase your rent above the regulated guideline amount.
- This is an agreement for your landlord to make improvements or provide services or items that they are not legally required to provide and that are not already covered by your lease (tenancy) agreement.
- You are not obligated to agree to a rent increase above the guideline amount if you are protected by the guideline (see below). If you do not sign the N10 agreement, your landlord will have to apply to the Landlord Tenant Board to raise your rent above the guideline amount.

GUIDELINE RENT INCREASE ELIGIBILITY

Most housing is covered by the guideline rule, but there are a few exceptions:

- Subsidized/RGI housing.
- Residential units or additions built and occupied as a home after November 15th, 2018.
- If you share a kitchen and/or bathroom with your landlord or their immediate family members (this includes their spouse, children, siblings, or parents).

LIST OF N10-EXCEPTED IMPROVEMENTS

If the proposed improvement, service or item is on a list regulated by the government, your landlord does not have to use an N10 agreement to raise your rent above the regulated guideline amount. Many of the rules included on this page will not apply in this case. This list changes regularly, so be sure to check for an updated version available at www.ontario.ca/laws/regulation/060516#BK17 to see if your landlord's proposed changes are included in this list.

OTHER IMPORTANT CONSIDERATIONS

Unless the agreement says otherwise, your rent increase will be permanent even after the improvement made by the landlord has been paid off. Therefore, it is helpful to think about what the cost of your rent increase will be over time (i.e. How much extra rent will you have paid for the improvement after a year or however long you plan to stay in the unit). Will the cost of the rent increase still be worth it after that?

It is also important to make sure that the improvement your landlord is proposing is not already included in your rental agreement or is something that they are legally responsible for providing!

IMPORTANT INFORMATION FROM THE LANDLORD AND TENANT BOARD (LTB)

- The rent increase cannot start until 12 months after your last rent increase.
- At least 6 days have to pass after you have signed the N10 agreement before the rent increase can take effect.
- The rent increase cannot be more than the guideline amount for the year it comes into effect, plus 3%.
- If you have signed an N10 agreement and want to cancel, you can do this by providing written notice to your landlord within 5 days of signing the agreement.
- If you have already signed an agreement, but were unfairly pressured or misled by your landlord, you can apply to the LTB using a T1 (Tenant Application for a Rebate of Money the Landlord Owes). You will have to show evidence that you were unfairly pressured or misled if you choose to make this application.

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



450 Frederick St. #101, Kitchener ON N2H 2P5
Phone: 519-743-0254 or Online Contact Form found at: www.wrcls.ca

