

Rent Increases

In most cases, a landlord can legally increase the rent once every 12 months. Each year, the government sets a limit on the amount that rents can be increased. This limit is called a rent increase guideline. Visit the Branch's website at www.manitoba.ca/rtb to see the current and previous rent increase guidelines.

How can a landlord increase rent?

A landlord must give a tenant *at least* three months' notice of a rent increase (ex. if the rent is increasing on July 1, the tenant must receive the notice *on or before* March 31. Giving notice any later, even on April 1, does not give the tenant proper notice.

This notice must:

- be in writing;
- show how much the rent is now;
- show how much the rent is going to be, both in dollars and as a percentage (for example: this is an increase of \$15.00 or 3%);
- say how much the landlord is allowed to increase the rent;
- give the date the increase starts;
- explain that the increase is not legal unless the tenant gets three months' notice;
- show the annual rent increase guideline, for example 1.5%.

The landlord must also give the Residential Tenancies Branch a written notice of the rent increase within 14 days of telling the tenant.

What can tenants do?

If a tenant disagrees with the amount of the increase, they may give the Residential Tenancies Branch a letter explaining why. The letter must arrive at the Branch at least 60 days before the rent increase is to start.

Increases above the maximum

Landlords who want to increase the rent by more than the maximum must first receive approval from the Residential Tenancies Branch. The landlord must apply in writing for approval. They must apply within 14 days of giving the tenant a rent increase notice.

Tenants can see and comment on the landlord's application for rent increase. The landlord can see and comment on any information given by the tenants. The Residential Tenancies Branch will then decide how much the rent can go up. This decision is for all the rental units in the block or complex.

Appealing the decision

If a landlord or tenant disagrees with the rent increase decision, they have the right to appeal to the Residential Tenancies Commission at 1650-155 Carlton Street, Winnipeg MB R3C 3H8, within 14 days of receiving the Residential Tenancies Branch's decision.

(see over)

The Commission will set up a panel to look at the appeal. A government commissioner, a landlord representative and a tenant representative will be on the panel. The panel will arrange a meeting or hearing. Everyone involved will be notified in advance. After the hearing, the Residential Tenancies Commission will make a decision. The Commission's decision is final.

Do rent increase rules apply to everyone who rents?

The rules apply to most rental units, such as a house, part of a duplex, or a suite in a house or apartment building.

However, the annual rent increase guideline does not apply to the following units:

- newer rental units; if a residential complex was built and occupied after April 9, 2001, the units are exempt for 15 years; if a residential complex was built and occupied after March 7, 2005, the units are exempt for 20 years
- units renting for more than a certain amount; this amount may change every year; check the Branch's website @ www.manitoba.ca/rtb for up-to-date information or contact the Branch
- units managed by, or for, the Government of Canada, Government of Manitoba or a municipality
- caretaker/employee units
- life lease complexes that are run on a non-profit basis

Even though the guideline doesn't apply, the landlord is still required to give three months' written notice of a rent increase.

For more information:

This fact sheet is only a brief explanation. For more information contact the Residential Tenancies Branch or go to www.manitoba.ca/rtb.

Winnipeg Office
Residential Tenancies Branch
1700 – 155 Carlton Street
Winnipeg MB R3C 3Y4
Telephone: 204-945-2476
Toll Free: 1-800-782-8403
Email: rtb@gov.mb.ca

Brandon Office
Residential Tenancies Branch
143-340 9th Street
Brandon MB R7A 6C2
Telephone: 204-726-6230
Toll Free: 1-800-656-8481
Email: rtbbrandon@gov.mb.ca

Thompson Office
Residential Tenancies Branch
113-59 Elizabeth Dr
Thompson MB R8N 1X4
Telephone: 204-677-6496
Toll Free: 1-800-229-0639
Email: rtbthompson@gov.mb.ca

This information is available in multiple formats upon request.

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