

RESIDENTIAL TENANCIES ACT

RENTAL INCREASE

Section 14 - Rental Increase

In a monthly or term agreement a landlord must give a notice of increase in rent three (3) months in advance. The increase must be in writing and be effective on the first day of a rental period.

The notice of increase must be signed by the landlord, identify the rental unit and state the amount of the increase.

The landlord cannot increase the rent during a term tenancy.

The landlord cannot increase the rent during the first twelve (12) months of a weekly or monthly agreement.

The landlord cannot increase the rent more than once in a twelve (12) month period.

When a landlord discontinues a service or it becomes unavailable for a time, the value of the service is considered to be a rent increase. The tenant may make application to have a value placed on the service.

A landlord and tenant can agree in writing on a rent increase where a service is provided that was not part of the original rental agreement.

Revised March 2005. This information has been summarized and, therefore, is not necessarily quoted directly from the Residential Tenancies Act. Please see Act for further clarification and detail.

**For further information visit our web site @ www.gs.gov.nl.ca/tp/
or phone St. John's 709-729-2610 or 5829; Gander 709-256-1019;
Corner Brook 709-637-2445 **OR** phone our toll free number 1-877-829-2608**