

TD4.3

Attachment 1: Rent Control in Legislation Throughout Canada

Province/ Territory	Legislation	Board/ Body to Administer	Provincial Tenant Legal Support System (Y/N)	Rent Increase Notice Required	Rent Increase Guidelines (Y/N)	Summary of Rent Increase Guideline Legislation
<i>Alberta</i>	Residential Tenancies Act	Residential Tenancy Dispute Resolution Service	No	3 months	No	
<i>British Columbia</i>	Residential Tenancies Act	Residential Tenancy Branch	No (the Province/ City of Vancouver supports a non-profit Tenant Resource & Advisory Centre)	3 months	Yes	<p>Landlords can only increase the rent once a year and the maximum allowable rent increase is determined yearly by the government of British Columbia.</p> <p>A landlord may request a rent increase that is greater than the amount calculated. The landlord must either have the tenant's written agreement or approval from the Residential Tenancy Branch.</p> <p>A hearing is held and tenants are invited to raise their concerns regarding the landlord's proposed increase.</p>
<i>Manitoba</i>	Residential Tenancies Act	Residential Tenancies Commission	No	3 months	Yes	<p>Manitoba has an annual rent increase guideline that lays out the percentage a landlord can increase rent.</p> <p>A landlord can apply to the Residential Tenancies Branch for an above the guideline increase if they</p>

Province/ Territory	Legislation	Board/ Body to Administer	Provincial Tenant Legal Support System (Y/N)	Rent Increase Notice Required	Rent Increase Guidelines (Y/N)	Summary of Rent Increase Guideline Legislation
						can show that the guideline won't cover their cost increases. Tenants can appeal the increase to the Residential Tenancies Commission.
New Brunswick	Residential Tenancies Act	Office of the Rentalsman	No	2-3 months (depending on length of tenancy)	No	
Newfoundland and Labrador	An Act Respecting Residential Tenancies	Service NL, Residential Tenancies Division	No	3 months	No	
Nova Scotia	Residential Tenancies Act	Residential Tenancy Branch	Yes Legal Aid Nova Scotia	4 months	No	
Northwest Territories	Residential Tenancies Act	Department of Justice, NWT Rental Office	No	3 months	No	
Nunavut	Residential Tenancies Act	Residential Tenancies Office	No	3 months	No	
Ontario	Residential Tenancies Act	Landlord and Tenant Board	Yes Legal Aid Ontario (through Community Legal Clinics and Advocacy Centre for	90 days	Yes	The Ontario government establishes a maximum yearly rent increase percentage. Landlords may apply to the Landlord and Tenant Board (LTB) to raise the rent above the guideline. Landlords may apply to the LTB if: municipal

Province/ Territory	Legislation	Board/ Body to Administer	Provincial Tenant Legal Support System (Y/N)	Rent Increase Notice Required	Rent Increase Guidelines (Y/N)	Summary of Rent Increase Guideline Legislation
			Tenants Ontario)			taxes or utilities costs increase by more than the guideline plus 50 per cent; they incurred operating costs related to security services; or they incurred eligible capital expenditures. The LTB schedules a hearing for both the landlord and the tenant to present their case.
Prince Edward Island	Rental of Residential Property Act	Office of Director of Rental of Residential Property Appeals: Island Regulatory and Appeals Commission	No	3 months	Yes	The Island Regulatory and Appeals Commission establishes yearly a maximum allowable percentage increase in rent. If the landlord seeks a rent increase greater than the percentage laid out by the Commission, they may apply to the Director of Rental Residential Property Appeals. A hearing will be scheduled for both the landlord and tenant to appear before the Director. After the hearing, the Director may approve the rent increase or specify a lower amount. Either party can appeal the Commission's decision.
Quebec	An Act Respecting the Régie du Logement	Régie du logement	No	3-6 months	Yes	Quebec does not outline fixed rent increases. Landlords must give tenants 3 to 6 months' notice of a rent increase. At this point, a tenant can refuse the rent increase by giving a written answer to the landlord within one month of receiving the notice of increase.

Province/ Territory	Legislation	Board/ Body to Administer	Provincial Tenant Legal Support System (Y/N)	Rent Increase Notice Required	Rent Increase Guidelines (Y/N)	Summary of Rent Increase Guideline Legislation
						<p>If the tenant refuses the rent increase, the landlord will have to go at the Régie du logement to file an Application to modify the lease. Each case is treated individually. The Régie takes into account, in calculating the rent variation, the income of the building and the municipal and school taxes, the insurance bills, the energy costs, maintenance and service costs.</p> <p>The tenant or the landlord may ask the Régie du logement to review a decision dealing exclusively with an application to fix the rent if the tenant or landlord is able to show that an error was committed in the interpretation of the facts or in the application of the law.</p>
Saskatchewan	Residential Tenancies Act	Office of Residential Tenancies	No	6 months	No	
Yukon	Residential Landlord and Tenant Act	Residential Tenancies Office	No	3 months	No	