

Form 1A

Notice of Rent IncreaseOriginal Notice ☐ Amended Notice ☐If this notice is not completed and given to the tenant as required by *The Residential Tenancies Act*, any increase in rent may be void.**A. Tenant Information**

Name of Tenant: _____
 Unit Number: _____ Address: _____
 City: _____ Postal Code: _____
 Date of Occupancy: _____ Type of Unit (including number of bedrooms): _____
 Is the complex registered as a condominium? _____

B. Services and Facilities Included in Basic Rent

☐ Heat ☐ Water ☐ Electricity ☐ Storage Facilities ☐ Cable/Satellite TV ☐ Laundry
☐ Parking ☐ Appliances ☐ Furniture ☐ Swimming Pool ☐ Sauna Air-Conditioning: ☐ Central ☐ Wall
☐ Other (Specify): _____

C. Notice of Rent Increase

The rent for this rental unit will be increased on _____, 20_____.

Basic Rent

Parking

- Indoor

- Outdoor

- Covered

Other (Specify): _____

Rent Payable

Less *Rent Discount (if any) — see Section D

Actual Amount Tenant Must Pay

Present Rent

\$
\$
\$
\$
\$
\$
\$
\$

Proposed Rent

\$
\$
\$
\$
\$
\$
\$
\$

The **Rent Payable** is increased by: \$ _____ or _____%.

The rent cannot be increased unless written notice of at least 3 months is given to the tenant. For non-exempt rental units, the maximum increase permitted by the regulations without making an application to the Residential Tenancies Branch is _____. The landlord has applied for an increase above the maximum: ☐ Yes ☐ No If the unit is exempt from any part of *The Residential Tenancies Act* state reason(s): _____.

D. *Rent Discount (Complete this section if there is a rent discount.)☐ Discount is the same as last year's or increased by \$ _____.☐ Discount is reduced by \$ _____.☐ Discount is removed.

☐ The proposed Rent Payable is subject to an application to the Residential Tenancies Branch for an above-guideline rent increase. The discount may be reduced or removed depending on the final decision on the landlord's application. In any event, the Actual Amount Tenant Must Pay will not exceed \$ _____.

Note: A landlord is not required to offer a rent discount, but if a discount is given, it must be provided for in a written agreement. Reducing or removing a rent discount is not considered a rent increase under *The Residential Tenancies Act*. However, an unconditional discount cannot be reduced or removed unless the tenant receives written notice of at least 3 months. If an agreement providing for a discount is for a fixed term, a landlord cannot reduce or remove an unconditional discount during the term of the agreement. If a discount is subject to a condition, e.g. paying the rent on time, the landlord can withdraw it without notice if the tenant does not meet the condition.

E. Certification

Legal name of Landlord/Agent: _____

Address for service: _____

I certify this to be a true and correct statement.

Signature of Landlord/Agent

Date

Telephone Number: _____

Fax Number: _____

Not later than **14 days** after this notice is given to the tenant, a copy must be sent to the Residential Tenancies Branch.

The receipt of this notice by the Residential Tenancies Branch does not mean that the rent increase is approved. The increase may be subject to review by the Branch.

F. Tenant Comment/Objection — Rent Increase on Non-Exempt Unit

When landlords apply for a rent increase above the maximum, the Branch gives tenants an opportunity to comment in writing about the application as part of the review process.

When landlords increase rent by an amount that is equal to or less than the guideline shown in Section C, tenants can file a written objection to the rent increase if they do not think the increase is justified for one of the following reasons:

- (a) the landlord is not maintaining the rental unit or residential complex;
- (b) the landlord has reduced or withdrawn a service or facility;
- (c) the landlord is not meeting any other obligation under your tenancy agreement or the Act;
- (d) you believe the landlord's costs have not increased.

To object to a rent increase that is **equal to or less than the guideline**, send a letter to the Branch indicating which of the above reasons applies and explaining why. The Branch must receive your letter not later than 60 days before the date your rent is to increase.

Send your objection to: The Residential Tenancies Branch, 1700-155 Carlton Street, Winnipeg MB R3C 3H8

NOTICE RE COLLECTION OF PERSONAL INFORMATION

The personal information collected on this form is necessary for the administration of *The Residential Tenancies Act*. This information is protected by the privacy provisions of *The Freedom of Information and Protection of Privacy Act* ("FIPPA"). It may be used and disclosed only in accordance with FIPPA. If you have questions about the collection and use of this information, call the Residential Tenancies Branch at 204-945-2476 or toll-free at 1-800-782-8403.

Note to tenant: As a renter in Manitoba, you may be eligible for RentAid. Contact Provincial Services at 204-945-2197, toll-free at 1-877-587-6224 or email at provservic@gov.mb.ca for more information.