

## 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/](http://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**