

RENT INCREASE GUIDELINE SET FOR 2016

The 2016 rent increase guideline is 1.1 percent, effective January 1, 2016.

Tenants must be given proper written notice at least three months before a rent increase takes effect (ex. if a landlord wants to increase the rent on January 1, a tenant must receive the notice on or before September 30). A notice to increase rent must meet the requirements of *The Residential Tenancies Act*. The branch provides [Notice of Rent Increase](#) forms for landlords to use, as an electronic form submission or in fill and print format. In most circumstances, rents can only be increased once a year.

The rent increase guideline for 2016 is set using a transparent method, outlined in the [Residential Rent Regulation](#). The guideline is determined based on the percentage change in the average annual “All-Items” *Consumer Price Index* (Manitoba only) data, which is published by Statistics Canada.

For an explanation of how the annual rent increase guideline is calculated, [click here](#). The guideline applies to most rented residential apartments, single rooms, houses and duplexes. Some units are exempt from Part 9 of *The Residential Tenancies Act* and do not have to follow the annual rent increase guideline. These are:

- units renting for \$1,435 or more per month as of December 31, 2015;
- personal care homes;
- approved rehabilitated rental units;
- new buildings less than 15 years old where an occupancy permit was first issued or a unit was first occupied after April 9, 2001; and
- new buildings less than 20 years old where an occupancy permit was first issued or a unit was first occupied after March 7, 2005.

Tenants can object to any increase in rent regardless of whether it is at, below or above the guideline.

Landlords can apply for a larger increase if they can demonstrate that the guideline amount will not cover cost increases they have incurred.

The economic adjustment factor for 2016 is 0.6%. The economic adjustment factor helps to offset the costs of inflation.