

August 12, 2019

MANITOBA RENT GUIDELINE ADJUSTMENT SET FOR 2020

The Residential Tenancies Branch advises the 2020 rent guideline has been set at an increase of 2.4 per cent and will take effect Jan. 1, 2020.

The guideline is determined annually based on the Manitoba Consumer Price Index (CPI) and applies to most residential rental property including apartments, single rooms, houses and duplexes. The guideline does not apply to:

- rental units renting for \$1,545 or more per month as of Dec. 31, 2019;
- personal care homes;
- non-profit housing with subsidized rent;
- approved rehabilitated rental units; and
- new buildings that are:
 - less than 15 years old, where an occupancy permit was first issued or a unit first occupied after April 9, 2001, or;
 - less than 20 years old, where an occupancy permit was first issued or a unit first occupied after March 7, 2005.

Landlords may apply for an increase above the guideline if they can show the guideline will not cover cost increases they have incurred.

Tenants must receive written notice of a rent increase at least three months before the increase takes effect. For example, for a rent increase to take effect Jan. 1, 2020, tenants must receive notice by Sept. 30, 2019. With few exceptions, rent can only be increased once a year.

Landlords and tenants are encouraged to contact the Residential Tenancies Branch at 204-945-2476 in Winnipeg or 1-800-782-8403 (toll-free in Manitoba) to find out more about rent increases and other rights and responsibilities. Information is also available at www.manitoba.ca/rtb.