



CLEO

Community Legal Education Ontario
Éducation juridique communautaire Ontario

RENT INCREASES

CANADIAN LANGUAGE BENCHMARK 2

This activity kit, designed to teach newcomers to Ontario in Adult ESL and LINC classes about their legal rights and responsibilities, includes:

<u>Introductory notes for instructors</u>	<u>1</u>
<u>Activities for learners</u>	<u>2-4</u>
<u>Teaching notes with answer keys and suggestions for using the kit</u>	<u>5-6</u>

Visit www.cleo.on.ca to download these pages and to find other legal information.

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RENT INCREASES

INTRODUCTORY NOTES

Context outcomes Understand that landlords can increase the rent every year, and that they must follow certain rules to do so.

CLB outcomes

-  Get information from very basic short texts.
-  Identify specific details of texts.

Activities Ahmad's rent goes up

Free companion resource
Rent increases

The information in this activity kit is based on the CLEO publication called *Rent increases*. Read the publication before using the activity kit, and keep it on hand for reference as you guide learners through the activities. You can find it on CLEO's web site at www.cleo.on.ca. To order free copies for your class, you can use the online order form or call **416-408-4420, extension 33**.

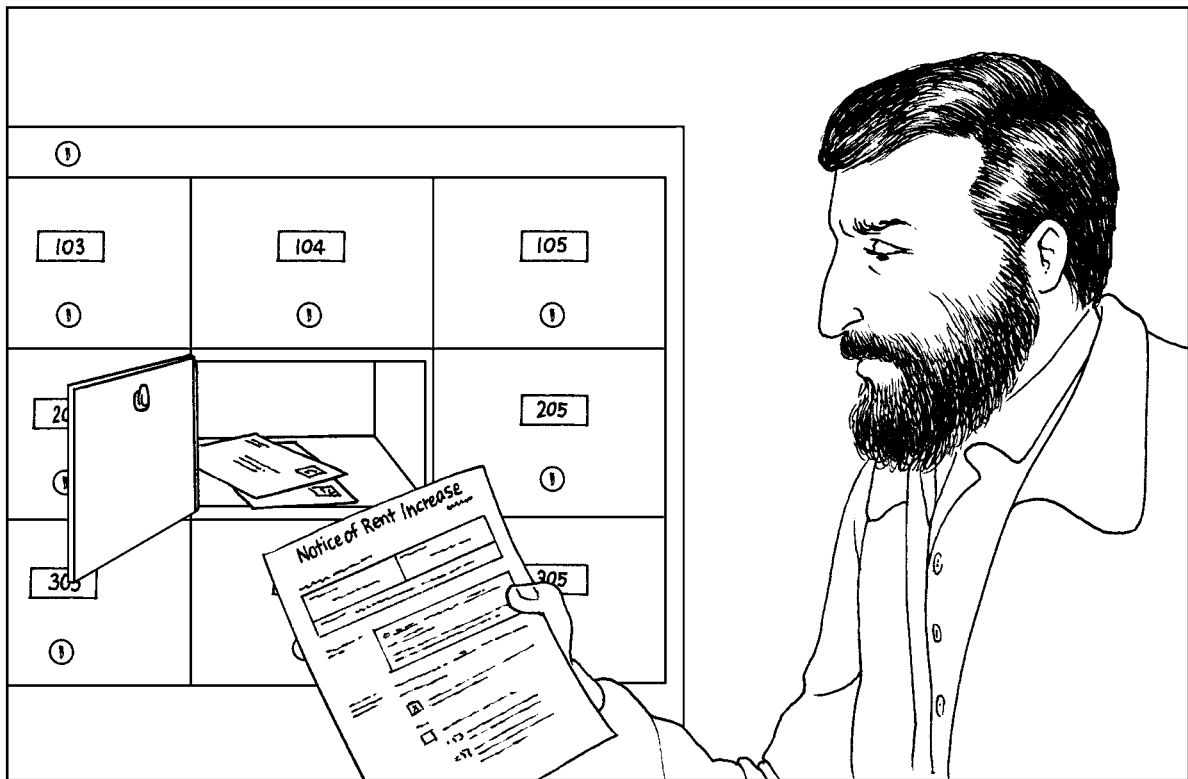
 **Please take note**

The information in these activities applies to most but not all tenants. The *Residential Tenancies Act (RTA)* applies to most rental housing in Ontario. Some rental housing is not covered. For example, a tenant who shares a kitchen or bathroom with the owner or a close family member of the owner might not be covered. Learners should get legal advice if they have concerns.

The information in these activities is not a substitute for legal advice. Every situation is different so learners with concerns should get legal help. Tenants can contact their local community legal clinic. To find the nearest community legal clinic, check Legal Aid Ontario's web site at www.legalaid.on.ca or phone **1-800-668-8258** (toll-free). In Toronto, phone **416-979-1446**.

Ahmad's rent goes up

A. Look at the picture. Talk about what you see.



B. Read the story.

Ahmad moves to his new apartment on September 1, 2009. His rent is \$1,000.

Ahmad's rent can go up (↑) in 12 months.

The government says how much (\$\$) it can go up (↑).

In 2010, Ahmad's landlord can increase (↑) the rent by 2.1%.

$$2.1\% \text{ of } \$1,000 = \$21$$

$$\$1,000 + \$21 = \$1,021$$

On June 1, 2010, Ahmad's landlord says the rent will go up (↑).

On September 1, 2010, Ahmad's rent is \$1,021.

B. Answer the questions about the story.

1. When does Ahmad move to his new apartment? _____
2. How much is his rent? _____
3. When can his rent go up? _____
4. Who says how much it can go up? _____
5. How much can it go up in 2010? _____
6. When does Ahmad's landlord tell him about the rent increase? _____
7. How much is Ahmad's rent after the rent increase? _____

C. Match the symbols with the words.

- | | |
|-------|-------------|
| 1. + | a. increase |
| 2. = | b. per cent |
| 3. % | c. plus |
| 4. \$ | d. equals |
| 5. ↑ | e. dollars |

D. Read the words and numbers.

- | | |
|----------------|------------------------|
| 1. September 1 | September first |
| 2. 2009 | two thousand and nine |
| 3. 12 months | twelve months |
| 4. \$1,000 | one thousand dollars |
| 5. 2.1% | two point one per cent |
| 6. \$21 | twenty-one dollars |

E. Write the numbers.

1. 12 _____

2. 21 _____

3. 1,000 _____

4. 2009 _____

F. Fill in the chart about Ahmad's neighbours.

Name	Monthly rent, June 2010	2010 increase (2.1%)	Monthly rent, September 2010
Atsuko	\$650	\$13.65	\$663.65
Bob	\$700		\$714.70
Carlos	\$750	\$15.75	
Daniela	\$800		
Erika	\$850	\$17.85	

G. Talk about the information in the chart.

In June, Atsuko's rent is \$650 a month.

In September, _____'s rent is _____ a month.

TEACHING NOTES

Curriculum connections

LINC/Adult ESL:

Theme: At Home in Our Community & World

Topic: Housing Problems

Theme: Canadian Law

Topic: Landlords & Tenants

Theme: Community & Government Services

Topic: Counselling & Advocacy

Vocabulary

notice, rent, apartment, landlord, government, go up, increase, per cent, plus, equals, dollars, month, monthly

Ahmad's rent goes up (pages 2-4)

The picture provides an introduction to the topic, and accompanies the story that follows. Ask questions about the picture. Elicit what learners already know about rent increases.

The tenant in the story, Ahmad, was first introduced in the ESL activity kit *Moving in CLB 1/2*, and this activity kit provides a continuation of his story.

The example given in the story is based on the provincial guideline amount. Learners should try to get legal help if their landlord wants a higher increase.

You can ask learners how many days there are from June 1 to September 1. Point out that Ahmad's landlord must give him a written notice of his rent increase **at least 90 days** before the rent goes up.

In section B, learners can answer the questions with short answers or in sentences. The rest of the activities combine opportunities to read and write numbers with the development of numeracy skills.

Learners are not always sure how to pronounce numbers in different contexts. Section D can be used for pronunciation practice. Learners can listen as you read the phrases aloud, and they can underline the stressed syllables. They can then practise saying the phrases aloud.

Section G provides speaking practice, as well as an opportunity for learners to check the calculations they made in section F. It can be done in pairs, or as a class activity.

Answers:**B.**

1. *September 1, 2009*
2. *\$1,000*
3. *in 12 months / on September 1, 2010*
4. *The government*
5. *2.1%*
6. *June 1, 2010*
7. *\$1,021*

C.

1. *c* 2. *d* 3. *b* 4. *e* 5. *a*

E.

1. *twelve* 2. *twenty-one*
3. *one thousand* 4. *two thousand and nine*

F.

Name	Monthly rent, June 2010	2010 increase (2.1%)	Monthly rent, Sept. 2010
Atsuko	\$650	\$13.65	\$663.65
Bob	\$700	\$14.70	\$714.70
Carlos	\$750	\$15.75	\$765.75
Daniela	\$800	\$16.80	\$816.80
Erika	\$850	\$17.85	\$867.85