



CLEO

Community Legal Education Ontario
Éducation juridique communautaire Ontario

RENT INCREASES

CANADIAN LANGUAGE BENCHMARK 3/4

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>
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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 the gist, key information, and important detail of two- to three- paragraph text.

Activities Rent increases

Guideline increase form

Calculating the guideline increase

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**.

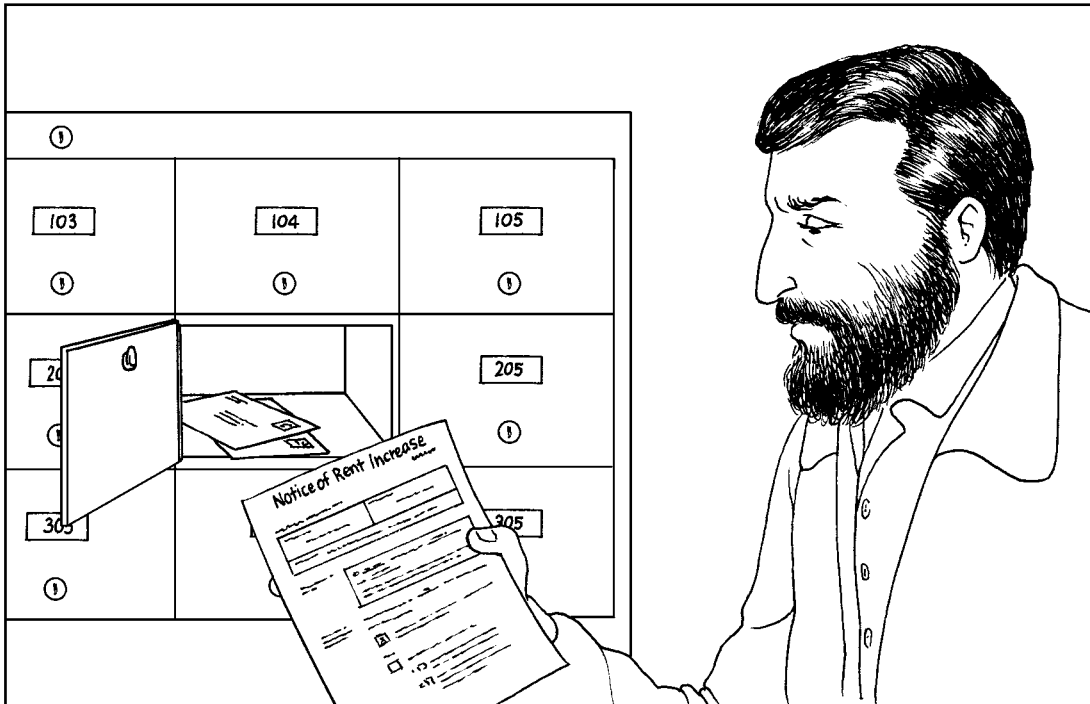
Please take note

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**.

Rent increases

A. Describe what you see in the picture.



B. Vocabulary preview: Match the words with their definitions.

- | | |
|----------------------------------|---|
| ___ 1. raise | a. tell someone in writing that something is going to happen |
| ___ 2. at least | b. special court that decides disagreements between tenants and landlords |
| ___ 3. give written notice | c. increase |
| ___ 4. Landlord and Tenant Board | d. place where people with low incomes get free legal help |
| ___ 5. guideline amount | e. part of the rent is paid by the government |
| ___ 6. right | f. rule about how much rent can increase |
| ___ 7. subsidized housing | g. not less than, minimum |
| ___ 8. apply to | h. worry |
| ___ 9. concern | i. something you are legally allowed to do |
| ___ 10. community legal clinic | j. affect a person, group or situation |

C. Read the information from a CLEO booklet called *Rent increases*.

There are **3 main rules** your landlord must follow to raise your rent:

12 months apart:

After you move in, your landlord must wait at least 12 months before raising your rent. And any increases after that also must be at least 12 months apart.

90 days' written notice:

Your landlord must give you a written notice at least 90 days before your rent goes up. To do this, your landlord should use one of the notice forms from the Landlord and Tenant Board. If your landlord does not use a Board form, the notice must include all the information that is on the Board form.

Guideline amount:

By the end of August each year, the provincial government announces the guideline for rent increases for the next calendar year. Your landlord has the right to raise your rent by this amount.

The guideline for **2009** is **1.8%**, and for **2010** it is **2.1%**.

KEY POINT

You do not have to pay a rent increase that does not follow these rules.
If you do pay it, you can apply to the Board to get your money back.
In most cases, you must apply within **one year**.

EXCEPTION: If you live in **rent-geared-to-income (RGI)** or **subsidized housing**, these rules about rent increases do not apply to you. If you have a concern about your rent or your subsidy, get help from a community legal clinic.

Sometimes landlords apply to the Landlord and Tenant Board to raise the rent by more than the guideline. There are rules they must follow. If your landlord makes this kind of application, try to get legal help.

If your landlord doesn't follow the rules about rent increases, get legal help. Tenants who have low incomes can get legal help from a community legal clinic. To find the nearest community legal clinic, check Legal Aid Ontario's web site at www.legalaid.on.ca or phone their toll-free number, **1-800-668-8258**. In Toronto, phone **416-979-1446**.

Guideline increase form

A. Read the story.

Ahmad moves into a new apartment on September 1, 2009. His rent is \$1,000 a month. On June 1, 2010, his landlord informs him that his rent will increase by the guideline amount, 2.1%, **effective** September 1, 2010.

Ahmad's landlord uses a government form, called Notice of Rent Increase Form (N1), to give Ahmad notice of the rent increase.

B. Here is part of the form. Fill in the missing information.

To: (Tenant's name and address)	From: (Landlord's name and address)
<u>Ahmad Durani</u>	<u>S. Brown Holdings Inc.</u>
<u>204-456 Anywhere St.</u>	<u>99 Somewhere Ave.</u>
<u>Toronto, ON M5L 2N7</u>	<u>Toronto, ON M2K 3H8</u>
Address of Rental Unit: <u>204-456 Anywhere St.</u>	
Your new rent:	
On _____ your rent will increase to \$_____ per _____.	
(day/month/year)	(month, week, etc.)
This is a rent increase of: \$_____ per _____ or _____%.	
	(month, week, etc.)

C. Answer the questions about Ahmad's rent increase.

- When does Ahmad's landlord give him the form?

- Ahmad's rent increase is **effective** September 1, 2010. Explain.

- When can Ahmad's rent go up again?

- When can Ahmad find out what next year's guideline increase will be?

- What can Ahmad do if his landlord raises his rent by more than the guideline amount?

Calculating the guideline increase

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

Name	Monthly rent	2010 increase (2.1%)	New monthly rent
Atsuko	\$650	\$13.65	
Bob	\$700		\$714.70
Carlos	\$750		
Daniela	\$800		
Erika	\$850		

B. Ask questions about the information in the chart.

What is _____'s monthly rent?

What is _____'s 2010 increase?

What is _____'s new monthly rent?

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

Rent increases (pages 2-3)

The picture provides a way of introducing the topic. Learners can describe what they see and raise questions about the situation portrayed in the picture. Ask if any learners have ever been informed of a rent increase, and if so, how they were informed. Elicit what learners already know about rent increases.

It would also be helpful to elicit what learners know about leases. Explain that a lease is a kind of tenancy agreement. Emphasize that it is important to understand what you are agreeing to before signing, because a lease is a legal contract between a tenant and a landlord. At the time of making a tenancy agreement, a tenant and landlord agree on a starting rent, and there's usually no limit to what a landlord can charge. After that, there are limits.

B. Vocabulary preview:

Vocabulary was selected to facilitate comprehension of the reading text that follows, which is excerpted from CLEO booklets.

Answers:

B. 1. c 2. g 3. a 4. b 5. f
6. i 7. e 8. j 9. h 10. d

C. Rent increases text:

Learners can read the text individually or as a whole class. They can find the modals in the text and discuss their use. Emphasize that learners should try to get legal help if they receive notice of a rent increase that is above the provincial guideline amount.

**Guideline increase form
(page 4)**

This activity exposes learners to part of one of the Landlord and Tenant Board forms while checking comprehension of the reading. This form is based on part of Landlord and Tenant Board Form N1, Notice of Rent Increase Form. To see the complete form, go to www.ltb.gov.on.ca

Answers:

A.

1. *June 1, 2010.*
2. *In this context, effective means go into effect on. Ahmad's rent increase goes into effect on September 1, 2010.*
3. *September 1, 2011.*
4. *By the end of August, 2010.*
5. *He can try to get legal help.*

B.

To: (Tenant's name and address) <u>Ahmad Durani</u> <u>204-456 Anywhere St.</u> <u>Toronto, ON M5L 2N7</u>	From: (Landlord's name and address) <u>S. Brown Holdings Inc.</u> <u>99 Somewhere Ave.</u> <u>Toronto, ON M2K 3H8</u>
Address of Rental Unit: <u>204-456 Anywhere St.</u>	
Your new rent: On <u>01/09/2010</u> your rent will increase to \$ <u>1021</u> per <u>month</u> . <small>(day/month/year) (month, week, etc.)</small>	
This is a rent increase of: \$ <u>21</u> per <u>month</u> or <u>2.1</u> %. <small>(month, week, etc.)</small>	

**Calculating the guideline increase
(page 5)**

This activity provides an opportunity to practise saying numbers, as well as to calculate percentages. You may wish to write the chart on the board instead of making copies of the handout. If your site has computer access, this activity could provide an opportunity to introduce the calculators which are available as accessories on many computers.

Answers:

A.

Name	Monthly rent	2010 increase (2.1%)	New monthly rent
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