

Application for Rent Increase Above Amount Permitted by Regulation

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en français. Composez
le (204) 945-2476.

Step 1 – Contact Information for Landlord

Legal Name of Landlord/Agent: _____
 Address of Landlord/Agent: _____
 Telephone Number: _____ Fax Number: _____
 E-mail Address: _____

Step 2 – Information on Residential Complex

Name of Residential Complex: _____
 Address of Residential Complex: _____
 Year of construction: _____ Is complex registered as condominium? _____
 Is complex a mobile home park? _____

Step 3 – Number of Rental Units

Bachelor/Studio _____ 1 - Bedroom _____ 2 - Bedroom _____
 3 - Bedroom _____ Other _____ Mobile home park units _____
Total

Step 4 – Services included in Rent

Heat Water Electricity
 Storage Facilities Cable/Satellite TV Laundry
 Parking Appliances Furniture
 Swimming Pool Sauna Air Conditioning Central Wall
 Other (Specify) _____

Step 5 – Choosing Reporting Periods

(See Guide - Step 5)

| | | | | | |
|--|-----------------|--------|-----|------|-------|
| | Current Period | Begins | / | / | |
| | | _____ | / | / | _____ |
| | | month | day | year | |
| | | _____ | / | / | _____ |
| | | month | day | year | |
| | Previous Period | Begins | / | / | |
| | | _____ | / | / | _____ |
| | | month | day | year | |
| | | _____ | / | / | _____ |
| | | month | day | year | |

Date of first rent increase under this application: _____ / _____ / _____
month day year

Accounting method used (check one) Cash Accrual

Step 8 - Calculation of Allowable Portion of Capital Expenditures

(See Guide - Step 8)

| Date Incurred | Description | Total Cost | Allowable Fraction | | Cost Allowable |
|---|-------------|------------|--------------------|---------|----------------|
| | | | | line 29 | |
| | | | | line 30 | |
| | | | | line 31 | |
| | | | | line 32 | |
| | | | | line 33 | |
| | | | | line 34 | |
| | | | | line 35 | |
| | | | | line 36 | |
| | | | | line 37 | |
| | | | | line 38 | |
| | | | | line 39 | |
| | | | | line 40 | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| Total Allowable (Add lines 29 to 40 inclusive) | | | | line 41 | ⇒ |

Step 9 - Calculation of Deficit

(See Guide - Step 9)

Enter amount from line 26 (Total Expenses-Current Period) line 42

Enter Total Mortgage Interest allowable line 43

Add: line 42 and line 43 line 44

Total Revenue: Enter Current Revenue from line 05 on page 2 line 45

Deficit: Subtract line 45 from line 44 line 46

(If line 45 is greater than line 44, enter 0 at line 46)

Step 10 - Calculation of Economic Adjustment

(See Guide - Step 10)

Multiply line 05 (Total Current Period Revenue) by the Annual Economic Adjustment Factor line 47

Divide line 46 (Deficit) by 3 line 48

Economic Adjustment or Deficit Allowance line 49

(line 47 or line 48, whichever is greater)

(If line 48 is greater than line 47, complete Schedule 1)

Step 11 - Calculation of the Value of a Change in Service

(See Guide - Step 11)

Describe change in service: _____

Outline method of calculating value: _____

Value of change in service (Use brackets if negative) line 50

Step 12 - Calculation of Allowable Rent Increase

(See Guide - Step 12)

| | | | |
|--|---------|--|---|
| Increase/Decrease in Operating Expenses (from line 28) | line 51 | | |
| Allowable Portion of Capital Expenditures (from line 41) | line 52 | | |
| Economic Adjustment or Deficit Allowance (from line 49) | line 53 | | |
| Change in Service (from line 50) | line 54 | | |
| Total Increase (Add lines 51 to 54 inclusive) | line 55 | |] |

Step 13 - Allocation of Allowable Rent Increase

(See Guide - Step 13)

Option 1 Equal Percentage

| | | | |
|---|---|---------|---|
| Multiply line 55 (Total Increase) by 100 |] | line 57 | |
| Multiply line 56 (Total Rent Roll from Schedule 2) by 12 (months) |] | line 58 | |
| Divide line 57 by line 58 |] | line 59 | % |

$$\frac{\text{(Total Increase)}}{\text{(Total Undiscounted Rent Roll)}} \times 100 = \text{ } \%$$

$$\frac{\text{ } \times 100}{\text{ } \times 12}$$

Option 2 Equal Dollar

| | | | |
|--|---|---------|--|
| i) Divide line 55 (Total Increase) by 12 (months) |] | line 60 | |
| ii) Then divide line 60 by the total number of rental units in the Residential Complex |] | line 61 | |

(i)
$$\frac{\text{(Total Increase)}}{\text{(12 Months)}} = \text{ } \%$$

(ii)
$$\text{ } = \$ \text{ } \text{ per suite per month}$$

(Total Rental Units)

Option Selected Option 1 Option 2

Step 14 - Certification

(See Guide - Step 14)

I certify all information given to be true, correct and complete.

Signature of Landlord

Date

This application, with Schedule 1 (if applicable) and Schedules 2 and 3, must be received by the Director of Residential Tenancies Branch within 14 days after the tenants are notified of the rent increase.

The Residential Tenancies Branch charges a processing fee for all Applications for a Rent Increase Above the Guideline. For a complex with three units or fewer, the fee is \$150.00; for a complex with four or more units, the fee is \$500.00. A landlord must submit the fee along with the application. The Branch will not begin to process any application until the fee is received.

Residential Tenancies Branch
302-254 Edmonton Street
Winnipeg, Manitoba R3C 3Y4

| For Office Use Only | | |
|---------------------|-----|------|
| month | day | year |
| Date Received | | |

Schedule 1

Mortgage Details

Date of construction or purchase of residential complex _____ / _____ / _____
 month day year

Cost of construction or purchase of residential complex \$ _____

If construction or purchase of property predates mortgage agreement, provide details of previous mortgage.

| 1st Mortgage | 2nd Mortgage | 3rd Mortgage |
|---|---|---|
| Name of Lending Institution _____ _____ _____ | _____ _____ _____ _____ | _____ _____ _____ _____ |
| Date of Agreement _____ / _____ / _____ month day year | _____ / _____ / _____ month day year | _____ / _____ / _____ month day year |
| Principal \$ _____ | \$ _____ | \$ _____ |
| Interest Rate _____ % | _____ % | _____ % |
| Amortization _____ years | _____ years | _____ years |
| Term _____ years | _____ years | _____ years |
| Monthly Payments \$ _____ | \$ _____ | \$ _____ |

Mortgage Interest Paid in Current Period

| | |
|--|--|
| | |
|--|--|

Landlord's Summary Information - Application for Above-Guideline Increase*

***This form was prepared by the landlord for the information of tenants. The amount of the rent increase is subject to approval by the Residential Tenancies Branch. The Branch will review the landlord's information and tenants' comments and will issue an Order setting the rent.**

Address of Residential Complex: _____

Increase requested: _____% or \$_____ per month per unit. Total expenses for the complex for the period from _____, 20__ to _____, 20__ have increased in comparison to the previous period.

1. Operating Expenses (expenses that recur on a regular basis, e.g. electricity expenses)

Operating expenses increased by: \$_____

Some of the larger operating expense increases were:

_____ increased by \$_____

_____ increased by \$_____

_____ increased by \$_____

2. Capital Expenses (expenses to buy or replace appliances, services or furnishings or for capital improvements that have a lasting and long-term benefit to the residential complex, e.g. roof replacement – a landlord can claim only a portion of these expenses – 1/3, 1/4 or 1/6)

Total amount spent: \$_____

Total amount claimed: \$_____

Some of the major capital expenses were:

| | |
|-----------------------------|------------------|
| (nature of capital expense) | (amount claimed) |
|-----------------------------|------------------|

| | |
|--|--|
| | |
|--|--|

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|--|--|

| | |
|--|--|
| | |
|--|--|

3. Change in service (e.g. addition of air conditioning or withdrawal of cable TV) If no change, leave blank.

The value of services or facilities added is: \$_____

Description of added services or facilities: _____

The value of services or facilities withdrawn is: \$_____

Description of withdrawn services or facilities: _____

4. Economic Adjustment (The economic adjustment factor is a percentage set by the government each year to account for the effect of inflation on landlords' revenue.) Under *The Residential Tenancies Act* and Regulations, the economic adjustment factor is multiplied by the total revenue for the complex.

| | | | | |
|----------------------------|---|---------------------|---|--------------------------------|
| % | x | \$ | = | \$ |
| Economic adjustment factor | | Revenue for complex | | Amount included on application |

TOTAL CLAIMED:

- | | | | |
|----|--|----|-------|
| 1) | increase in operating expenses | \$ | |
| 2) | allowable portion of capital expenses | \$ | |
| 3) | value of change in services/facilities | \$ | |
| 4) | economic adjustment | \$ | _____ |
| | TOTAL INCREASE | \$ | |

The monthly rent for each unit will be increased by (complete appropriate option):

(a) Total Increase \$_____ divided by 12 months = \$_____ divided by number of units _____ = \$_____.

OR

(b) Total Increase \$_____ times 100 divided by [undiscounted rent roll \$_____ times 12 months] = _____%.

Name of Landlord

Signature of Landlord