Ontario rent increase notice check

Check a rent increase notice against Ontario's rules: 12 months since the last increase, at least 90 days' written notice on the proper form, and the year's guideline unless your unit is exempt.

NAME

DATE

THE NOTICE

CURRENT MONTHLY RENT

DATE TENANCY BEGAN OR LAST INCREASE

DATE NOTICE RECEIVED

DATE NEW RENT STARTS

NEW RENT IN THE NOTICE

UNIT FIRST OCCUPIED AFTER NOV 15, 2018? (YES, NO, DON'T KNOW)

CHECK IT

Check	My answer	OK?
12 months since the last increase or the start?		
At least 90 days between notice and new rent?		
Written, on the proper Landlord and Tenant Board form?		
Increase % = (new − old) ÷ old × 100		
Within the guideline (unless exempt)?		

QUESTIONS TO ASK THE LANDLORD OR THE LANDLORD AND TENANT BOARD

Guideline: current rent × guideline % = most landlords' maximum increase for the year without LTB approval. Some units are exempt; read the official page in the sources.

SOURCES (CHECKED 2026-11-27)

Ontario says rent can usually be increased if at least 12 months have passed since the last increase or the start of the tenancy, and the landlord must give written notice in the proper form at least 90 days before. https://www.ontario.ca/page/residential-rent-increases (checked 2026-11-27)
Ontario says the rent increase guideline for 2027 is 1.9%, the maximum a landlord can increase most tenants' rent during a year without Landlord and Tenant Board approval. https://www.ontario.ca/page/residential-rent-increases (checked 2026-11-27)
Ontario says the guideline does not apply to new buildings, additions and most new basement apartments first occupied for residential purposes after November 15, 2018, among other exemptions. https://www.ontario.ca/page/residential-rent-increases (checked 2026-11-27)