

Rent increases

Timing of rent increases

Landlords cannot increase rent for the first year after entering into a new tenancy agreement with a tenant. After the first 12 months, landlords can increase rent, and only once a year after that.

Before any rent increase, landlords must give their tenant(s) at least three (3) months written notice of the increase in the approved form titled [Notice of rent increase](#).

The timing and notice requirements for a rental increase do not apply where the rental increase is:

- (a) for one or more additional occupants, and
- (b) is authorized under the tenancy agreement.

Amount of rent increases

Rent can only be increased by the rent index amount. The rent index is updated on May 15 of each year and is based on the Consumer Price Index (CPI) of the preceding year for Whitehorse with two exceptions:

- If the CPI was less than 2%, landlords can increase rent by up to 2%
- If the CPI was more than 5%, landlords can increase rent by up to 5%

Within the 2% - 5% range, rent increases should reflect the CPI for the preceding year.

Mobile home site exception

If a tenant of a mobile home site receives a notice of rent increase from their landlord (owner of the mobile home park), the tenant may treat the notice of rent increase as a notice to end the tenancy by advising the landlord in writing **within 30 days** of receiving the notice. If a tenant chooses to end the tenancy of the mobile home site, the landlord is not allowed to apply the rent increase to the site until the tenant has vacated.

If the notice of rent increase is used to end the tenancy, the tenancy will end the day before the rent is due in the 12th month following the month the tenant received the notice of rent increase.

If the tenant changes their mind about leaving the mobile home site and the landlord and tenant both agree to continue the tenancy, the notice of rent increase takes effect on the date in the original notice of rent increase unless the landlord and tenant agree differently.

Landlords and tenants cannot enter into multiple agreements to avoid rules about rental increases.