

Rent Increases



TENANT RESOURCE & ADVISORY CENTRE

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How **often** can my landlord increase my rent?

Your landlord can only increase your rent once every 12 months, starting after the first year of tenancy.

How **much** can my landlord increase my rent?

Your landlord can only increase your rent up to the province's allowable cap, typically between 2-4%, which is tied to inflation and set each year.

See the Residential Tenancy Branch (RTB) Rent Increase Calculator on the RTB website.



If one co-tenant ends a tenancy, it ends for all the co-tenants. The landlord can then increase the rent by any amount on a new agreement with the remaining tenants or choose not to continue the tenancy. See our "Roommates & Pets" fact sheet and **contact TRAC**.

How can my landlord increase my rent?

Your landlord must use the proper form, RTB-7.

↳ If your landlord tells you about a rent increase via email, text, or phone call without the approved form, the notice is not valid and your landlord can't increase your rent.

Your landlord must give you at least 3 months' notice.

↳ For example, if you receive the notice on April 1st or anytime during the month of April, the rent increase would take effect on August 1st.

If your landlord lists the incorrect date for the start of the rent increase, the notice will take effect on the correct date. It is important to communicate with your landlord about the law if this occurs.

EXCEPTIONS:

1. Rental units operated by a specific list of landlords are exempt from annual rent increase rules if the tenant's rent is based on income. Call TRAC for more information.¹
2. If written in your tenancy agreement, your landlord can raise your rent if someone moves in with you.
3. If the RTB gives permission to your landlord to raise your rent above the allowable percentage.





Watch out for illegal
rent increases!

Here is what you should know:


Your landlord shouldn't keep you on recurring fixed-term agreements. If you're on a fixed-term agreement, it will automatically turn into a month-to-month tenancy after the term is over, **UNLESS** your landlord included a vacate clause in your tenancy agreement, including a specific reason why the tenancy would end.² **Your landlord can't raise your rent more than the allowable amount** if you sign a new fixed-term agreement for the same unit.

If your utilities are included in your rent, **your landlord typically CANNOT increase your rent above the capped amount** to compensate for higher utility costs.

Your landlord may apply for additional rent increases if:

- The landlord has incurred costs to complete major necessary repairs to the property. This is called an **Additional Rent Increase for Capital Expenditures (ARI-C)**, and the landlord must apply to the RTB for approval. Contact TRAC for more information.³
- The landlord has lost money due to an extraordinary increase in the cost of operating the property.
- The landlord has lost money because of financing costs from purchasing the property that could not have been predicted.⁴

These last two types of additional rent increases are uncommon because the bar that landlords have to meet to get approval from the RTB is high.



If your landlord is asking you
to agree in writing to a voluntary
rent increase above the annual cap,
know that you do not have to agree!

For More Information

- 1 See the Residential Tenancy Regulation (RTR) Section 2(1) for the list of landlords.
- 2 See Section 13.1 of the RTR for when a landlord can include a vacate clause or a requirement to vacate.
- 3 See Section 23.1 of the RTR for more information on additional rent increases for capital expenditures.
- 4 See Section 23 of the RTR for information on additional rent increases.

TRAC receives ongoing support from:

English



Department of Justice
Canada

Ministère de la Justice
Canada

This is general information that applies to British Columbia, Canada. TRAC cannot guarantee that it is current or complete. This fact sheet is not meant as legal advice for specific legal problems. Use at your own risk and consult a lawyer if you need legal advice. V1 July, 2025.