

## RATES OF ADJUSTMENT FOR THE CALCULATION OF RENT INCREASES IN 2012

### Basis for discussion between landlords and tenants

**Montréal, January 20, 2012** – The Régie du logement made available today the calculation tools for rent increases in 2012, in accordance with the *Regulation respecting the criteria for the fixing of rent*.

The Régie has made a calculation tool available on its website, at <http://www.rdl.gouv.qc.ca>. Besides the electronic form entitled “**Calculation 2012/How to agree on the rent**”, a PDF version of the form can be printed from the website.

With these tools, the rent can be precisely established, taking into consideration the change in municipal and school taxes, and major improvements, as well as all the operating costs of the building. The form will be available in paper format at the Régie’s 26 offices and service outlets as of the second week in February.

The Régie du logement thereby offers landlords and tenants a basis for discussion in order to make it easier to agree on a rent increase.

As a guide, the Régie provides an average estimate of the basic increases.

Dwellings heated with	Estimated increases
Electricity	0,7 %
Gas	0,0 %
Fuel oil	3,6 %
<b>Unheated dwellings</b>	0,6 %

These estimates do not take into account the specific features of each building. The operating expenses for a building may justify a variation in rent that differs from the estimates. The same is true of adjustments attributable to the increase in municipal taxes. For a calculation specific to the building, the calculation tools provided for that purpose must be used. In addition, when the tribunal fixes the rent, the legal calculation is made on the basis of the building’s operating expenses, not average estimates.

It is important to note that specific rules govern rent increases for rental dwellings. The rules are explained on the website of the Régie, which also contains models for notices of rent increases and for responses to notices of rent increases.

The Régie can also be reached by phone:

**Montréal, Laval and Longueuil areas**  
514 873-2245 (BAIL)

**Other areas**  
1 800 683-2245 (BAIL)