Application for Rent Increase Above Amount Permitted by Regulation

Step 1 – Contact Information for La	ndlord				
Legal Name of Landlord/Agent:					
Address of Landlord/Agent:					
Telephone Number:			Fax	Number:	
Email Address:					
Step 2 – Information on Residential	Complex				
Name of Residential Complex:					
Address of Residential Complex:					
Year of construction:	Is complex r	registered	as condominiu	ım? 🗌 Yes 🗌 I	No
Is complex a mobile home park?	Yes		🗌 No		
Does the complex have coin-operated laur	ndry? 🗌 Yes		🗌 No		
Step 3 – Number of Rental Units					
Bachelor/Studio 1 - Bedroom	m	2 - Bedr	room		
3 - Bedroom Other		Mobile	home park unit	s	
					Total
Step 4 – Services included in Rent					
Heat V	Vater			Electricity	
Storage Facilities	able/Satellite TV			Laundry	
Parking A	ppliances			Furniture	
Swimming Pool	auna		Air Cor	nditioning: Central	🗌 Wall
Other (Specify)					
Step 5 – Choosing Reporting Period	S				(See Guide - Step 5)
Current Period Begins	/		/		
	month	day	year	-	
Ends	/		/		
	month	day	year	-	
Previous Period Begins	/		/		
	month	day	year	-	
Ends	/		/		
	month	day	year	-	
Date of first rent increase under this a	pplication:		/	/	
		mo	nth	day year	_
Accounting method used (check one)	Γ	Cash	Ac	ecrual	

			(See Guide - Step 6)
	Current Period		Previous Period
line 01			
line 02			
line 03			
line 04			
line 05]]	
)	line 02 line 03 line 04	line 01 line 02 line 03 line 04	line 01 line 02 line 03 line 04

Step 7 – Calculation of Increase/Decrease in Operating Expenses

(See Guide - Step 7)

		Current Period	Previous Pe	riod	Increase (Decrease)	
Realty Taxes	line 06					
Gas	line 07					
Hydro	line 08					
Water	line 09					
Insurance	line 10					
Cablevision	line 11					
Advertising	line 12					
Telephone	line 13					
Professional Fees	line 14					
Corporation Capital Tax	line 15					
Management Fees	line 16					
Caretaker	line 17					
Repair and Maintenance						
General	line 18					
Painting	line 19					
Plumbing	line 20					
Electrical	line 21					
Other (Specify)				- <u>.</u>		
	line 22					
	line 23					
	line 24					
	line 25					
Total Expenses - Current Period	line 26]]	
Total Expenses - Previous Period		line 27]	
Increase/Decrease in Operating Exp (line 26 minus line 27) Use bracke			lin	ne 28		

step 0 - Calcula	tion of Allowable Portio	n or Capitar Experiente	Allowable	Cos	(See Guide - Step 8
ate Incurred	Description	Total Cost	Fraction	Allowa	
			line	29	
			line	2 30	
			line	231	
			line	2 32	
			line	233	
			line	234	
			line	2 35	
			line	2 36	
			line	2 37	
			line	2 38	
				2 39	
			line	e 40	
					<u> </u>
	Total Allowable (Add	d lines 29 to 40 inclusive)	line	e 41	⇒
tep 9 - Calcula	tion of Deficit				(See Guide - Step 9
nter amount fro	m line 26 (Total Expenses	-Current Period)line 42			
	gage Interest allowable	line 43			
dd: line 42 and		line 44		1	
	Enter Current Revenue fro			line 45	
	line 45 from line 44			line 46	
	eater than line 44, enter 0	at line 46)			
	ation of Economic Adju	<i>.</i>			(See Guide - Step 10
Iultiply line 05 (Total Current Period Rev	enue) by the Annual Econ	nomic Adjustment	t Factor line 47	
Divide line 46 (De		· ·	U -	line 48	
	ment or Deficit Allowance	9		line 49	
Ū	, whichever is greater)				· ·
	er than line 47, complete \$	Schedule 1)			
_	ation of the Value of a ((See Guide - Step 11
-		-			(See Suide - Step II
escribe change i	n service:				
	f calculating value:				
outline method of	<u> </u>				
	n service (Use brackets if i			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 49) line 53 Change in Service (from line 50) line 54 Total Increase (Add lines 51 to 54 inclusive) line 53 Step 13 - Allocation of Allowable Rent Increase (See Guide - Step 13) Option 1 Equal Percentage Multiply line 55 (Total Increase) by 100 1 line 57 Multiply line 56 (Total Rent Roll from Schedule 2) by 12 (months) 1 line 58 Divide line 57 by line 58 1 line 59 % (Total Increase) x 100 = % (Total Increase) x 12 % (Total Increase) x 12 % (i) (Total Increase) x 12 % (ii) (Total Increase) x 12 % (iii) (Total Increase) y 12 (months) 1 line 61 (i) (Total Increase) y 12 (months) 1 line 61 (ii) (Total Increase) y 12 (months) 1 line 61 1 <		
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 1 line 57 Multiply line 55 (Total Increase) by 100 1 line 57 Multiply line 56 (Total Rent Roll from Schedule 2) by 12 (months) 1 line 58 $(Total Increase)$ $(Total Increase)$ by 100 1 line 59 $%(Total Increase) (Total Increase) by 100 \chi 100 \chi 100 \chi 100 \chi 100 \chi(Total Increase) \chi 100 \chi 100 \chi 100 \chi 100 \chi(Total Increase) \chi 100 \chi 100 \chi 100 \chi(Total Increase) by 12 (months) 1 line 60 \chi(Total Increase) by 12 (months) 1 line 61 \chi(I) (Total Increase) by 12 (months) 1 line 61 \chi(I) (Total Increase) by 12 (months) 1 line 61 \chi(I) (Total Increase) = \chi (see Guide - Step 14)(I) (Total Increase) by 12 (months) 1 line 61 \chi(I) (Total Increase) (I) (Total Increase) by 12 (months) 1 line 61 \chi(I) (Total Increase) (I) (Total Increase) by 12 (months) 1 line 61 \chi(I) (Total Increase) (I) (I) (Total Increase) by 12 (months) 1 line 61 \chi(I) (I) (Total Increase) (I) (I) (Total Increase) by 12 (months) 1 line 61 \chi(I)$ (I) $(Total Increase)$ (I) $(I$	Step 12 - Calculation of Allowable Rent Increase	(See Guide - Step 12)
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Change in Service (from line 50) line 54 Total Increase (Add lines 51 to 54 inclusive) line 55 Image: Increase (Add lines 51 to 54 inclusive) line 55 Image: Increase (Image: Image:	Allowable Portion of Capital Expenditures (from line 41) line 52	
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Multiply line 56 (Total Rent Roll from Schedule 2) by 12 (months) 1 line 58 Divide line 57 by line 58 1 line 59 96 (Total Increase) x 100 = 96 (Total Undiscounted Rent Roll) x 112 96 (I) Divide line 55 (Total Increase) by 12 (months) 1 line 60 ii) Then divide line 60 by the total number of rental units in the Residential Complex 1 line 61 (i) (Total Increase) =	Option 1 Equal Percentage	
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i) Divide line 55 (Total Increase) by 12 (months) 1 line 60 ii) Then divide line 60 by the total number of rental units in the Residential Complex 1 line 61 (i)		º/_0
(ii)	i) Divide line 55 (Total Increase) by 12 (months)	
(Total Rental Units) Image: Colspan="2">(Total Rental Units) Image: Colspan="2">Option Selected Option 1 Option 2 Step 14 - Certification/Authorization (See Guide - Step 14) I certify all information given in this application, including all schedules, to be true, correct and complete and that the information presents a consistent presentation for all reporting periods reported. I authorize the Director of Residential Tenancies Branch to contact any individual or agency necessary to verify the information in this application. Date Signature of Landlord Date This application, with Schedule 1 (if applicable) and Schedules 2, 3 and 4 and invoices for all capital expenditures, must be filed with the Director of Residential Tenancies Branch within 14 days after the beginning of the 3-month notice period for the first rent increase		
Image: Control of the provided state of the provided stat	(ii) = \$	per suite per month
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R3C 3Y4 . The Residential Tenancies Branch charges a processing fee for all Applications for a Rent Increase Above the Guideline. For a	the Director of Residential Tenancies Branch within 14 days after the beginning of the 3-shown on this application. Mail the application to the Residential Tenancies Branch R3C 3Y4 .	-month notice period for the first rent increase , 302-254 Edmonton Street, Winnipeg MB

The Residential Tenancies Branch charges a processing fee for all Applications for a Rent Increase Above the Guideline. For a complex with 19 or fewer units, the fee is \$150.00; for a complex with 20 to 49 units, the fee is \$500.00; for a complex with 50 or more units, the fee is \$500.00 plus \$5.00 per unit to a maximum of \$1,000.00. A landlord must submit the fee along with the application. The Branch will not begin to process any application until the fee is received.

Mortgage Details												
Date of construction or purchase of resid	dentia	l complex	month	/	day	_ /		ear				
Cost of construction or purchase of resid	dentia	l complex \$			2		5					
If construction or purchase of prope	rty pi	redates mo	ortgage agi	reemen	t, prov	ide d	letail	s of p	revious	mortg	age.	
1st Mortgage Name of Lending Institution			2nd Mor	tgage					3rd N	1ortgaş	ge	
	_					-						-
	_						_					_
Date of Agreement			,	1					,	,		
month day year	_	month	day	_ /	year	-	1	nonth		ay	year	-
Principal \$		\$					\$					
Interest Rate	%					%						_ %
Amortization years					years						years	
Term years					years						years	
Monthly Payments \$	_	\$				-	\$					-
Mortgage Interest Paid in Cu	rrent l	Period										

Schedule 2

(If ins Rent i	Roll Information ufficient space at ncludes the amou e that the landlore	tach addi nt paid b	y a tenant for occupancy	y of residential rental unit a ate charge is made for the s	nd for any ervice.										*Type of S	Stall:	Specify	I = Ind $O = Ou$ $C = Cc$ $G = Gu$	utdoor overed	
	Col. 1	Col. 2	Col. 3	Col. 4	Col. 5	+	Col. 6	+	Col. 7 =	Col.8	Col. 9	Col. 10	+	Col. 11	+	Col. 12 =	Col. 13	Col. 14	Col.	15
R	ental Unit Address	Unit		Tenant's Mailing Address if	Basic Current		Parking		Charges for Other	Total Current	Effective Date of Total	Basic Proposed		Parking		Charges for Other	Total Proposed	Effective Date of Total	Incre	ase
Unit #	Building Address	Туре	Tenant's Name	Different than Rental Unit Address	Rent \$	Charges	# of Stalls	Type of Stall*	Services (Specify)	Rent \$	Current Rent	Rent \$	Charges	# of Stalls	Type of Stall*	Services (Specify)	Rent \$	Proposed Rent	\$	%
		_																		
		-				-														
		_																		
		_																		
		+																		
			Tota	l al (of all pages if more t	han one)	<u> </u>	<u> </u>	line	56]	1		1		<u> </u>	1 1		<u> </u>	<u> </u>

Form 3 Schedule 3

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

Address of Residentia	l Complex:		
		per month per unit. Total expenses for th	e complex for the period
from	_, 20 to	, 20 have increased in compa	rison to the previous period.
1 Onerating Exner	nses (expenses that r	ecur on a regular basis, e.g. electricity expen	(292)
Operating expenses in		\$	
Some of the l	arger operating expe	nse increases were:	
		increased by \$	
		increased by \$	
		increased by \$	
	benefit to the resid	or replace appliances, services or furnishing ential complex, e.g. roof replacement – a l	
Fotal amount spent: Fotal amount claimed	\$ \$		
Some of the r	najor capital expense	es were:	
(nature of car	oital expense)	(amount claimed)	
0		r conditioning or withdrawal of cable TV) If	no change, leave blank.
The value of services			
		vn is: \$	
Description of withdr	awn services or facil	ities:	
effect of inflation on s multiplied by the to	andlords' revenue.) tal revenue for the c %	ic adjustment factor is a percentage set by the Under <i>The Residential Tenancies Act</i> and Recomplex. $x \$ \qquad = \\ \frac{x}{\text{or}} Revenue \text{ for complex} Am$	egulations, the economic adjustment facto
FOTAL CLAIMED	:		
1) increa	ase in operating expe	mses \$	
2) allow	able portion of capit	al expenses \$	
3) value	of change in service	s/facilities \$	
4) econo	omic adjustment	\$	
TOT	AL INCREASE	\$	
The monthly rent for	each unit will be inc	reased by (complete appropriate option):	
(a) Total Increase \$	divided by	v 12 months = \$ divided by number	of units = \$
		OR	
(b) Total Increase \$	times 100	divided by [undiscounted rent roll \$	$_$ times 12 months] =%.
	of landlord	Signature of landlord	Date

Schedule 4

Rebates/Incentives/Grants

Have you received, or do you anticipate receiving, any rebates, incentives, refunds, money from an insurer, forgivable loans, grants or other forms of compensation, reimbursement or assistance towards any of the expenses claimed in this application?

Yes

No

If yes, please identify the expense, the source of the funds and the amount you have received or expect to receive below.

Expense Item	Source	Total Amount

NOTICE RE COLLECTION OF PERSONAL INFORMATION

The personal information collected on this form is necessary for the administration of *The Residential Tenancies Act*. This information is protected by the privacy provisions of *The Freedom of Information and Protection of Privacy Act* ("FIPPA"). It may be used and disclosed only in accordance with FIPPA. If you have questions about the collection and use of this information, call the Residential Tenancies Branch at 204-945-2476 or toll-free at 1-800-782-8403.

M.R. 70/2010; 151/2011; 172/2012; 152/2015