

# Changes to the Residential Tenancies Program Information Sheet

Winter 2023



Changes have been made to Nova Scotia's Residential Tenancies Program in response to feedback from both tenants and landlords. The following information outlines what's new.

It's also important for tenants and landlords to know and understand their rights and responsibilities. There are resources at the end of this information sheet to keep you up to date on any future changes and to know where to go for help with questions.

## Changes that come into effect February 3, 2023:

### Rent Increase Timeline

If a landlord wants to increase the rent, here is what **will** change:

- If a landlord wants to increase the rent, the increase doesn't have to occur on the anniversary date of when a lease was signed. Starting February 3, landlords can increase rent any time of year, as long as they give 4-months notice and only increase rent once every 12 months.
- For example, if a tenant signed a lease in April 2022, the earliest time a landlord can increase the rent is in April 2023. With the change, they can now choose to wait until a later date, for example June 2023, to increase rent. Whenever the landlord decides to increase rent, they must still give at least 4-months notice.

If a landlord wants to increase the rent, here is what **will not** change:

- A landlord can only increase a tenant's rent once every 12 months.
- A landlord must give a tenant 4-months notice of the increase before it comes into effect.

The temporary 2% rent cap remains in effect. <https://beta.novascotia.ca/residential-tenancies-program-legislative-changes>. This means a tenant's rent can't be increased by more than 2% per year if they are renewing a residential lease or signing a fixed-term lease for the same unit.

### New Form for Tenants

Tenants who want to end their lease after they receive a rent increase notice that is not on their anniversary date will need to complete a new form. <https://beta.novascotia.ca/tenants-notice-quit-where-tenant-has-received-notice-rent-increase-form-c1>

### Rents for Different Rental Terms

- A landlord can't charge tenants different amounts for different rental terms.
- For example, they can't charge a tenant a different amount for a year-to-year, month-to-month, or a fixed-term lease.

## Subletting

- A lease can be ended if a tenant sublets a unit without their landlord's permission.

## Landlords Entry Notice

- Landlords must give a tenant 24 hours notice before entering their unit, even if the tenant has given their notice to end their lease.
- Landlords can only enter a unit without notice if there is an emergency.

## Resources

Residential Tenancy laws, rights, responsibilities, and other information: [novascotia.ca/RTA](https://novascotia.ca/RTA).

Residential Tenancy Guides:

<https://beta.novascotia.ca/documents/residential-tenancy-guides>

Residential Tenancy Forms:

<https://beta.novascotia.ca/residential-tenancy-forms>

Forms are also available at Access Nova Scotia Centres <https://novascotia.ca/access-locations>

If a tenant and landlord can't resolve a dispute, they can fill out an application with the Residential Tenancy Program: <https://beta.novascotia.ca/application-director-resolve-dispute-between-landlord-and-tenant-form-j>. Tenants and landlords may also want to seek independent legal advice on their situation, including reaching out to community legal aid resources.

**For helpful tips on renting and other consumer information, follow [@ns\\_servicens](https://twitter.com/ns_servicens) and [@NSConsumers](https://twitter.com/NSConsumers) on Twitter.**

