

New and Important Information for Residential Tenants and Landlords

March 2022

Renovictions

The ban on ending a tenant's lease for the purpose of renovations will be lifted when the state of emergency ends at 11:59 p.m. on March 20, 2022.

While the ban will end, new protections for tenants will take effect immediately. They include:

- if the landlord and tenant come to a mutual agreement to end the lease due to a renovation it must be in writing using the designated form that will be available at novascotia.ca/RTA. If they do not come to an agreement, the landlord must submit an application to the Residential Tenancies Program
- the tenant must be given at least three months notice
- the landlord must give the tenant between one and three months rent as compensation (depending on the size of the building). Additional compensation may be awarded to the tenant if the landlord does not follow the new rules.

If a tenant believes the new rules are not being followed when the ban is lifted, they can apply to the Residential Tenancies Program for assistance. beta.novascotia.ca/application-director-resolve-dispute-between-landlord-and-tenant-form-j

Rent Cap

Currently, there is a temporary rent cap of two per cent. This means a tenant's rent can't be increased by more than two per cent per year. The cap will be in place until December 31, 2023 to prevent large rent increases while the province continues to work to create more affordable housing.

The rent cap applies to:

- tenants who have a residential lease (i.e., apartment or house)
- tenants who are in a fixed-term lease and are signing another fixed-term lease for the same unit.

The rent cap applies in situations where:

- there is a new cost to a tenant for services that were originally included in the lease (such as parking). In this situation, the new cost can't increase the tenant's rent by more than 2 per cent.
- there is a service removed that increases a tenant's rent, such as requiring a tenant to pay for electricity when it was originally included in the lease. In this situation, proper notice must be given to the tenant and the additional cost can't increase the tenant's rent by more than 2 per cent.

The rent cap does not apply to:

- new tenants signing new leases for a new residence
- tenants with rent-geared income leases under public housing programs
- rental increases for lot fees in land-lease communities such as mobile home parks

The rent cap does not apply to tenants with a rent-geared income lease or rental increases for lot fees in land-lease communities because they have their own processes for setting rental increase rates.

If a tenant believes the rent cap is not being followed, they can apply to the Residential Tenancies Program for assistance. beta.novascotia.ca/application-director-resolve-dispute-between-landlord-and-tenant-form-j

Resources

Residential Tenancy laws, rights and responsibilities of tenants and landlords, and other information can be found at: novascotia.ca/RTA . This information is updated as changes come into effect.

If a tenant and landlord can't resolve a dispute, they can fill out an application with the Residential Tenancy Program. Applications can be found at: beta.novascotia.ca/residential-tenancy-forms

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.