



Rent protections during COVID

As of December 2, 2020

Jurisdiction	COVID rent increase suspended	Detail and source	Usual increase	Other tenant provisions
Northwest Territories	No info	https://www.gov.nt.ca/covid-19/en/services/financial-support/housing-rent-supports	No info	<ul style="list-style-type: none"> • up to \$5 million dollars to create temporary housing for homeless persons to self-isolate • streamline processes for rental support to residents experiencing unaffordable shelter costs. Scheduled to be discontinued on March 31, extended until August 31, 2020 • Temporary regulation as of April 9, 2020, to allow tenants to defer their rental payments, suspend evict. No timeline for repeal.
Nunavut	No info	http://nu-rto.ca/	No info	
British Columbia	until July 10, 2021	<p>Does not include commercial tenancies, non-profit housing tenancies where rent is geared to income, co-operative housing and some assisted living facilities.</p> <p>If increase is collected, deduct the additional amount from future rent payments.</p> <p>Landlords cannot combine 2020 rent increase and 2021 rent increases. The maximum rent increase amount in 2021 cannot exceed 1.4%.</p> <p>https://www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies/covid-19</p>	<p>Set annual maximum</p> <p>Three months' notice</p>	<ul style="list-style-type: none"> • ban on issuing evictions for non-payment of rent ended August 18, 2020 • Rent repayment plan for \$ owing from March 18, 2020 to August 17, 2020. As long as the tenant makes the equal payments required in full and on time, cannot be given a notice to end tenancy for unpaid rent or utilities. If tenant defaults on the repayment plan, the landlord may give Notice to End Tenancy.
Alberta	Not suspended	Increase not permitted during the state of public health emergency that was in effect until mid-	Scheduled rent	<ul style="list-style-type: none"> • Late fees were not permitted from April through June and cannot be collected

		<p>June, and cannot be collected retroactively for that period.</p> <p>https://www.alberta.ca/information-tenants-landlords.aspx</p>	<p>increases may take effect provided proper notice given to tenants</p>	<p>retroactively for that period. Outside that period, late fees that are a reasonable estimate of the landlord's losses can be applied to late rental payments if set out in the rental agreement.</p> <ul style="list-style-type: none"> • demonstration of a payment plan is no longer required to file an application to terminate a tenancy nor to recover possession due to non-payment of rent. If the landlord and tenant have already agreed to a payment plan, that plan remains in place.
Saskatchewan	Not suspended	<p>https://www.saskatchewan.ca/residents/housing-and-renting/renting-and-leasing/rent-increases</p>	<p>Two months' notice of increase at renewal of fixed lease</p>	<p>As of September 16, must pay rent when it is due.</p>
Manitoba	Not suspended	<p>Scheduled rent increases between April 1 and September 30 were frozen</p> <p>https://www.gov.mb.ca/cca/rtb/covid19.html</p>	<p>Three months' notice</p>	<ul style="list-style-type: none"> • Late fees prohibited for failure to pay rent from April 1 until September 30. • Landlords prohibited from issuing a notice of termination other than for impairment of safety or unlawful activities that pose an immediate health and safety risk until September 30, 2020.
Ontario	<p>Rate frozen at 2020 levels</p> <p>No increase in 2021</p>	<p>Applies to most tenants in: rented houses, apartments and condos; care homes (including retirement homes); mobile home parks; land lease communities; rent-geared-to-income units and market rent units in community housing; affordable housing units created through federally and/or provincially funded programs</p>	<p>give 90 days' notice for a rent increase that takes effect in 2022</p>	<ul style="list-style-type: none"> • encourage repayment agreements so evictions can be avoided • Late fees were never allowed

		https://www.ontario.ca/page/renting-ontario-your-rights		
Quebec	Not suspended	Increase published for April 1, 2020 to April 2021 https://www.tal.gouv.qc.ca/en/news/calculatio-n-of-the-2020-rent-increase	Regulated percentage increase annually	
Newfoundland and Labrador	Not suspended	https://www.gov.nl.ca/dgsnl/landlord/	Allowed once per 12 month period; no restriction on amount 6 months' notice (monthly rent); 8 weeks' notice (weekly rent)	termination notice is extended by 30 days for tenants who received a termination notice for non-payment of rent after March 26, 2020; and experienced loss of income due to loss of employment or reduction in work hours as a result of the COVID-19 Public Health Emergency
New Brunswick	Not suspended	https://www2.snb.ca/content/snb/en/sites/rent.html	no restriction on amount	<ul style="list-style-type: none"> • Protection from evictions for non-payment of rent ended on May 31 • encourage repayment agreements
Nova Scotia	Not suspended, but new cap	Introduced rent cap on November 27, 2020 of two percent for existing tenants, retroactive to September 1, 2020 until February 1, 2022, or until the state of emergency is lifted, whichever comes first.	New tenant increase at market value	During state of emergency, landlords are not able to get an eviction order for renovations

		https://novascotia.ca/coronavirus/docs/Introducing-Protection-for-Renters-and-a-New-Affordable-Housing-Commission.pdf		
Prince Edward Island	Not suspended	<p>In 2020, can increase rent by 1.3% for all rental units. https://www.rentingpei.ca/en/rent-increases</p> <p>For the period January 1, 2021 to December 31, 2021, for all heated premises, unheated premises, and mobile home sites located in a mobile home park, increase is 1 percent http://www.iras.pe.ca/document.aspx?file=orders/RentalApl/2020/LR20-21.html</p>	Regulated increase annually	<ul style="list-style-type: none"> • March: \$1,000,000 Temporary Rental Assistance Benefit • moratorium on evictions ended at end of June • Landlords who deferred rent payments from their commercial tenants May-July eligible for financial assistance if the deferred rent can't be recovered.