

# Estimate your rent increase for 2024

YOU HAVE THE RIGHT TO REFUSE AN EXCESSIVE RENT INCREASE

This calculation grid enables you to **estimate** a <<reasonable>> rent increase for your rent.  
This tool is intended as an indicator to help you assess whether or not the increase requested by your landlord seems excessive.

## 1) Estimate the 2024 increase in your monthly rent

Multiply your monthly rent by the index provided by the TAL (exact calculation: current rent, multiplied by the percentage below, divided by 100).

Example:  $750 \text{ (rent)} \times 4 \text{ (unit not heated by landlord)} / 100 = \$30.00$

4% for homes where heating is not paid by the landlord

4% for homes with electric heating paid by the landlord

3.3% for homes with gas heating paid by the landlord

1.6% for homes with oil heating paid by the landlord

## 1) Add up municipal taxes

Call 311: (tell them you're calculating your rent increase and need the amount of municipal taxes for 2023 AND 2024. They'll ask for your address, then give you the tax amount). Or <https://servicesenligne2.ville.montreal.qc.ca/sel/evalweb/index>

Taxes for 2024 \_\_\_\_\_

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Taxes for 2023 \_\_\_\_\_

Difference = \_\_\_\_\_ ÷ (number of dwellings) = \_\_\_\_\_

÷ (12 months)

= _____ \$
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## 2) Add up school taxes

Call **514 384-5034**: (Press 0, and someone will take your call. Say you're calculating your rent increase, and that you need the amount of school taxes for 2022-2023 AND 2023-

2024. You'll then be asked for your address, and given the tax amount). Or  
www.cgtsim.qc.ca

2023-2024 School year \_\_\_\_\_

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2022-2023 School year \_\_\_\_\_

Difference = \_\_\_\_\_  $\div$  (number of dwellings) = \_\_\_\_\_  
 $\div$  (12 months) = \_\_\_\_\_ \$

### 3) Add up major repairs in 2023

(Work done between January 1st 2023 and december 31st 2023) **(if applicable) :**

*Please note! For leases renewing between January 1 and March 31, we need to base our calculations on repairs done in 2022.*

Calculation:

- for work **on my apartment:** amount of work, multiplied by 0.048 divided by 12

- For work on **the building as a whole:** amount of work, multiplied by 0.048, divided by 12, divided by the number of apartments.

\$
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**5) Add up all the amounts :**

**1+2+3+(4) =**

\$
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You now have an estimate of a reasonable rent increase for your apartment. If the increase requested by the landlord is higher than this amount, you can reply :

**! I refuse my rent increase and I am keeping my apartment!**