

## Quick reference: Key tenant tips on rent, fees, and AGIs



Item	Can it change during the tenancy?	What to watch out for
Rent	Yes, once per year (following rules)	Must receive 90 days' written notice
Vital services included in rent (water, heat)	No	Landlord cannot start charging a different amount without following a process
Parking (if separate)	Yes, with proper notice or agreement between tenant and landlord	Check lease terms carefully
Laundry (per-use)	Yes, machine costs may rise	Must remain reasonable
Above-guideline rent increase (AGI)	Only with Landlord and Tenant Board (LTB) approval	Tenants can attend hearings to challenge the AGI
Damage deposits	No	Only last month's rent deposit is legal

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