

Form M Notice of Rent Increase for Manufactured Home Space

(Section 11A of the Residential Tenancies Act)

What is this form for?

Use this form to give tenants notice of a rent increase in a Land-lease Community. You must serve tenants with this form at least seven (7) months before the anniversary date or common rent increase date given on the lease.

You have two options for a rental increase:

- Give an increase amount equal to or less than the Annual Allowable Rent Increase Amount found on the Residential Tenancies web site: www.accessns.ca/resten/
- Apply to the Director to give a rent increase greater than that amount. You must also complete Form N – Application to Director—Rent Increase Greater Than Annual Allowable Rent Increase Amount. You will need to visit an Access Centre to make the application and serve each tenant with both the application and this form.

How to complete this form?

Land-lease community name and address

Provide the name and address of the land-lease community as provided on the lease. If you do not have a lease, give the full civic address, including the postal code.

This notice of rent increase...

List each manufactured home space that will be receiving the rent increase noted on the form. If you are giving different increase percentages for different spaces, use a separate form for each percent increase. If you are listing multiple spaces, attach a separate sheet.

Details of application

Annual Allowable Rent Increase Amount - Please complete the dates for the applicable year, as given on the Residential Tenancies web site.

The rent increase is - If you are giving the Annual Allowable Rent Increase Amount (AARIA), or an amount lower than the AARIA, check this box.

If you are proposing a rent increase greater than the AARIA, use check box two. You must also complete Form N – Application to Director—Rent Increase Greater Than Annual Allowable Rent Increase Amount.

Present rent - Give the amount that the tenant is paying now. Do not use the amount on the lease, unless there has been no previous rent increase.

Rent increase - Give the amount by which the rent will change, and the percentage you are using to calculate it.

New Rent - Add present rent and rent increase.

Effective date of rent increase - Give the date when the tenant must begin to pay the new amount.

Will there be any change in services?

Reducing or removing a service you provide is considered a rent increase and must be taken into account when calculating the rent increase percentage.

Check no if there will be no change.

Check yes and give details if you are reducing or removing a service – estimate the value of the reduction.

Landlord's name - Give your name as it appears on the lease. If you do not have a lease, use your company name, or, if you do not have a company name, your full name. If you are representing a landlord, please give the landlord's company name or full name.

Street number and name - Please give your full civic address as it appears on the lease.

Sign and date this form.**What do I do with the completed forms?**

Make a copy of this form for your records.

1 If you are giving an increase that is equal to or less than the AARIA:**➡ Formally serve each tenant with one copy.**

You may do this in two ways:

- 1 Personally hand the form to the tenant or have someone else do it on your behalf.

OR

- 2 Send the form by registered mail to the tenant – it is served once the tenant picks it up

If you have made several attempts to serve the tenant and have been unsuccessful, contact the Residential Tenancies Program.

2 If you are planning to give an increase that is more than the AARIA:**➡ Complete Form N and follow the instructions on that form.**

You must submit Form N to the Residential Tenancies Program before you can give notice of a rental increase using Form M.

Note: Reducing or removing a service you provide is considered a rent increase and must be taken into account when calculating the rent increase percentage.

Provide your contact information, date and sign the notice.

F1

LANDLORD: PLEASE NOTE

[illegible]

**Details of application**

Annual Allowable Rent Increase Amount for rent increases with an effective date from January 1, 20 to December 31, 20 is %.

(As published by Service Nova Scotia and Municipal Relations on , 20)

The rent increase is (Check applicable box)

equal to or less than the Annual Allowable Rent Increase Amount.

OR

greater than the Annual Allowable Rent Increase Amount. An Application to the Director in Form N for permission to increase rent by an amount greater than the Annual Allowable Rent Increase Amount is attached.



Present rent

\$.

Rent increase

\$. is %

New rent

\$.

Effective date of rent increase (YYYY MM DD) - -

Will there be any change in services?

No

Yes ➡

(The value of a discontinued service is deemed to be a rent increase—see subsection 11(5) of the Act.)

Landlord's name (print)

Street number and name (civic address)

Unit number

City or town

Province

Postal code

Phone

- -

**Sign and date this form**

Landlord or representative's signature

Date (YYYY MM DD)

x - -

TENANTS: PLEASE NOTE

If the rent increase is greater than the Annual Allowable Rent Increase Amount indicated above, your landlord is required to submit an **Application to Director** for permission to increase your rent by this amount and must provide you with a copy of the Application to Director together with this notice. There are instructions on the **Application to Director** outlining how you can make submissions to the Director in response to the landlord's application.