

IMPORTANT INFORMATION

Automatic Rent Reductions and Property Tax Decreases

This automatic rent reduction is permitted under provincial legislation. Section 131 of the *Residential Tenancies Act* allows residential tenants to reduce their rents when the rental buildings in which they live have had a property tax decrease between two consecutive years.

Tenants do not need permission from the landlord or the Landlord and Tenant Board (the Board) to reduce the rent by the rent reduction percentage indicated on the notice. However, tenants and landlords should discuss the calculation of the dollar amount of the rent reduction before the rent is reduced.

1. The City of Toronto is **not** responsible for deciding whether the amount of the rent reduction in the attached notice is correct or whether the rent has been reduced by the correct amount.
2. If the landlord or tenant believes the percentage rent reduction set out above is not correct, they can file an application with the Board for an order to vary the amount of the rent reduction. They must apply on or before the later of:
 - (i) the 90th day after the notice of rent reduction is issued; or
 - (ii) March 31, 2018
3. If the rent the tenant pays is not reduced in accordance with this notice, the tenant can apply to the Board for an order requiring the landlord to pay them a rebate. The tenant must apply by December 30, 2018.
4. If the tenant has already received a Notice of Rent Increase effective after December 31, 2017, it may or may not take into account the rent reduction set out above. The tenant and the landlord should discuss what the tenant is required to pay on the effective date of the Notice of Rent Increase.
5. This notice does not apply to tenants whose tenancy agreements began after December 31, 2017.
6. For information about how the rent reduction set out in this notice affects the rent for a rental unit, or about applying to vary the amount of the rent reduction, please call the Board at (416) 645-8080.
7. Information about the City's Notification Program has been posted on the City of Toronto website:

Landlords:
www.toronto.ca/taxes/rent_reduction/landlord

The website includes an example of how to calculate the percentage of rent reduction.

Tenants:
www.toronto.ca/taxes/rent_reduction and click on "Tenant Notification".
8. 311 Toronto can also provide additional information about this notice. If you have questions about the notice, please call 311. Multilingual assistance is available through this service.