

2025-26 Rent Increase Estimation Worksheet

1. Multiply your current rent (including the cost of parking and other services) by the TAL's base estimation rate:

- You pay your own heating: 5.9% (× 0.059)
- Landlord pays for electric heating: 5.5% (× 0.055)
- Landlord pays for gas heating: 5% (× 0.05)
- Landlord pays for oil heating: 4.1% (× 0.041)

$$\underline{\hspace{2cm}} \times \underline{\hspace{2cm}} =$$

(current monthly rent) (above percentage)

Amount A

2. Add the municipal tax increase (see back for details):

$$\underline{\hspace{2cm}} - \underline{\hspace{2cm}} = \underline{\hspace{2cm}}$$

(2025 tax amount) (2024 tax amount) (difference)

$$\underline{\hspace{2cm}} \div \underline{\hspace{2cm}} \div 12 =$$

(above difference) (# of units)

Amount B

3. Add the school tax increase (see back for details):

$$\underline{\hspace{2cm}} - \underline{\hspace{2cm}} = \underline{\hspace{2cm}}$$

(2024-25 tax amount) (2023-24 tax amount) (difference)

$$\underline{\hspace{2cm}} \div \underline{\hspace{2cm}} \div 12 =$$

(above difference) (# of units)

Amount C

4. Calculate the adjustment for major work (see back for details):

Amount D (work in unit)

Amount E (work in building)

5. Add amounts A, B, C, D, and E for monthly rent increase estimation:

$$\underline{\hspace{4cm}} = \underline{\hspace{4cm}}$$

Amounts A + B + C + D + E Est. monthly increase

See back for more information. For information about your rights, visit calodi.info.

General Information: Use this worksheet to estimate a rent increase based on the TAL’s guidelines for 2025-26. **This applies to any lease than renews on or after April 2, 2025.** Please note that this is an estimation and not an exact calculation. Without access to your landlord’s full list of expenses, we cannot know exactly how much of a rent increase they may be legally entitled to.

Municipal Tax Amounts

In order to estimate your rent increase, you need to know the municipal tax amounts paid in 2024 and 2025 for your building, as well as the number of units in your building. Here is how to find that information, depending on your city of residence:

Baie-d’Urfé	Check online tax database.
Beaconsfield	Call 514-428-4400.
Dollard-des-Ormeaux	Email taxationddo@ddo.qc.ca
Dorval	Check online tax database.
Kirkland	Call 514-694-4100.
Montreal	Check the online database, Evalweb, or call 514-280-3825.
Pointe-Claire	Check online tax database.
Sainte-Anne-de-Bellevue	Call 514-457-7554.
Senneville	Call 514-457-6020.

School Tax Amounts

To find out the school tax amounts paid in 2023-2024 and 2024-2025, call 514-384-5034 or visit <https://tfp.cgtsim.qc.ca/asp/TFP.aspx>

Major Works

Most of the time, you do not know how much your landlord spent on major works in your building or unit. However, if you know what kind of work was **carried out and completed during the 2024 calendar year**, you can estimate about how much it might have cost. Using that information, we can adjust our estimate as follows:

Major work in ONLY your unit	Major work for the entire building (excludes work in other units)
<p>For every \$1,000 of estimated repairs, add \$4 to your monthly rent increase.</p> <p>Example (\$10,000 repairs in unit): (\$10,000 repairs ÷ \$1000) × \$4 = \$40 added monthly</p>	<p>For every \$1,000 of estimated repairs, add \$4 to monthly rent increase, then divide by the # of units in your building.</p> <p>Example (\$10,000 repairs, 10 units): (\$10,000 repairs ÷ \$1000) × \$4 = \$40, \$40 ÷ 10 units = \$4 added monthly</p>