



**THE ISLAND REGULATORY AND
APPEALS COMMISSION**

Prince Edward Island
Île-du-Prince-Édouard
CANADA

Order LR06-12

IN THE MATTER of the *Rental of Residential Property Act*, R.S.P.E.I. 1988, Cap. R 13.1,

and

IN THE MATTER of establishing the allowable percentage rent increase for 2007, pursuant to Sub-section 23. (1) of the *Rental of Residential Property Act*.

Monday, September 18, 2006

Maurice Rodgerson, Chair
Brian J. McKenna, Vice-Chair
Weston Rose, Commissioner

Order

IN THE MATTER of the *Rental of Residential Property Act*, R.S.P.E.I. 1988, Cap. R 13.1,

and

IN THE MATTER of establishing the allowable percentage of rent increase for 2007, pursuant to Sub-section 23. (1) of the *Rental of Residential Property Act*.

Order

WHEREAS pursuant to the provisions of Sub-section 23. (1) of the *Act*, the Commission is required to establish the allowable percentage of rent increase for 2007.

AND WHEREAS pursuant to the provisions of Sub-section 23.(2) of the *Act*, the Director of Residential Rental Property has invited written representations from lessors and lessees to assist in establishing the annual prescribed percentage rent increase, which request was by way of a notice in the printed media.

AND WHEREAS in setting the prescribed percentage rent increase the Commission has considered the following: representations received pursuant to Sub-section 23. (2) of the *Act*, the vacancy rates for the province, a review of the economic outlook for the province, a review of the Consumer Price Index forecasts for 2007, a weighted model of estimated cost components for 2006 and 2007, previous allowed rent increases, the increase in the consumer price index and the increase of weekly wages and salaries.

AND WHEREAS the Commission recognizes that lessors who operate a mobile home park and only rent a mobile home site do not incur the same expenses as other lessors. Some of these expenses may include: mobile home property taxes, mobile home insurance, mobile home waste watch fee and mobile home maintenance and capital work.

AND WHEREAS the Commission has concluded that a separate rate of rent increase is necessary for 2007 where the lessor rents a mobile home site only in a mobile home park.

NOW THEREFORE, pursuant to the *Rental of Residential Property Act*,

IT IS ORDERED THAT

1. The allowable percentage rent increase for 2007 for heated and unheated premises shall be three (3.00) percent.
2. The allowable percentage rent increase for 2007 for a mobile home site only in a mobile home park shall be one (1.00) percent.

DATED at Charlottetown, Prince Edward Island, this 18th day of September, 2006.

BY THE COMMISSION:

Maurice Rodgerson, Chair

Brian J. McKenna, Vice-Chair

Weston Rose, Commissioner