



**THE ISLAND REGULATORY AND  
APPEALS COMMISSION**

Prince Edward Island  
Île-du-Prince-Édouard  
CANADA

**Order LR07-05**

**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 2008, pursuant to Sub-section 23. (1) of the *Rental of Residential Property Act*.

**Wednesday, September 19, 2007**

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

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# 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 2008, pursuant to Sub-section 23. (1) of the *Rental of Residential Property Act*.

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# 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 2008.

**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 2008, a weighted model of estimated cost components for 2007 and 2008, 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 2008 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 2008 for heated and unheated premises shall be one (1.00) percent.
2. The allowable percentage rent increase for 2008 for a mobile home site only in a mobile home park shall be zero (0.00) percent.

**DATED** at Charlottetown, Prince Edward Island, this 19<sup>th</sup> day of September, 2007.

**BY THE COMMISSION:**

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Maurice Rodgerson, Chair

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Brian J. McKenna, Vice-Chair

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Weston Rose, Commissioner