

SCHEDULE 1

Regulation 2

RENT-INCREASE NOTICE

LANDLORD'S RENT-INCREASE NOTICE TO TENANT(S) UNDER SECTION 22(1) OF THE PRIVATE HOUSING (TENANCIES) (SCOTLAND) ACT 2016

This version of this form is in place until such time as section 1 and schedule 1 of the Cost of Living (Tenant Protection) (Scotland) Act 2022 is suspended or expired.

Scottish Ministers have temporarily set a cap on the maximum amount by which rent can be increased within a tenancy via the Cost of Living (Tenant Protection) (Scotland) Act 2022. This notice has been updated to take account of the permitted rate (also known as the "rent cap") for the private rented sector. The rent cap is temporary and will remain in place until such time as it is suspended or expired.

Further information on the emergency measures introduced by the Cost of Living (Tenant Protection) (Scotland) Act 2022, including the cap on within-tenancy rent increases, is available on the Scottish Government website: - www.gov.scot/publications/rent-cap-private-landlord-guidance/pages/summary/

Important information for the Tenant(s) - Please read this notice carefully.

Advice - If you have questions about this notice, speak to your landlord or contact one of the following:

- your local council
- Shelter Scotland
- your local Citizen's Advice Bureau
- a solicitor (you may be able to get legal aid depending on your income)

This notice informs you, as a Tenant, that your Landlord wants to increase the rent for your private residential tenancy. The new rent will start from the date shown in Part 2 of this notice unless you take one of the following actions:

1. Reach an agreement with your Landlord to further delay the rent increase.
2. Can prove that your Landlord did not give you enough notice of the increase.

The new proposed rent amount outlined in Part 2 must not be more than the rent cap set by the Scottish Ministers. If you believe you have been issued with a rent increase notice above the permitted cap, you can refer the rent increase notice to a Rent Officer to confirm whether the proposed rent increase is in line with the rent cap. You must make a referral within **21 days** of receiving this rent increase notice.

If the proposed rent increase is in line with the rent cap, the rent officer will approve the proposed rent increase. If the proposed rent would be an increase of more than the permitted rate, the rent officer will order that the rent payable under the tenancy is increased in line with the permitted rate.

You must complete Part 3 of this form and return it to your Landlord. If you do not do this, the rent increase will start from the date shown in Part 2 of this notice.

Status: This is the original version (as it was originally made). This item of legislation is currently only available in its original format.

Part 1 – THE TENANT AND THE LET PROPERTY (this part must always be completed by the Landlord)

Tenant(s) name(s):

Let Property (the Tenant(s) address): _____

Part 2 – THE PROPOSED RENT INCREASE (this part must always be completed by the Landlord)

This gives you notice that: (name of Landlord(s)) _____

of: (address of landlords(s)) _____

proposes to increase your rent from £ _____ per *week/fortnight/4 weeks/month/quarter/year

to a new rent of £ _____ per *week/fortnight/4 weeks/month/quarter/year for your tenancy at the address in Part 1.

The new rent is to take effect from: (insert date) _____

The last time your rent was increased was: (insert date (if appropriate)) _____

I can confirm that the rent increase is not more than the permitted rate (also known as the “rent cap”) set by the Scottish Ministers.

I confirm that the date the new rent will start from is at least 12 months after any previous rent increase.

Signed: (Landlord/Landlord’s agent) _____

Date: _____

Address of Landlord’s agent (if appropriate):

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Part 3 – TENANT’S RESPONSE TO THE PROPOSED RENT INCREASE
(This part should be completed by the Tenant(s) and returned to the Landlord. If this isn’t done, the rent increase will take effect from the date shown in Part 2 of this notice)

To: (Landlord/Landlord’s letting agent): _____

From: (name of the Tenant(s)): _____

of: (address of Let Property): _____

[*I/We] acknowledge receipt of the rent-increase notice dated _____ and give you notice that:

- *I/We accept the new rent to apply from: (insert date) _____
- *I/We accept the new rent, but have not been given sufficient notice. I/we can provide evidence that I/we did not receive the rent-increase notice until: (insert date) _____

Therefore, the rent increase cannot take effect until _____ (insert date).

- *I/We do not accept the new rent to apply from _____ (insert date) and propose to make a referral to a Rent Officer to confirm whether the proposed rent increase is in line with the rent cap.

Signed: (Tenant(s)/Tenant’s agent) _____

If the tenancy is a joint tenancy all Tenants (or their agents) must sign.

Date: _____

Address of Tenant’s agents(s) (if appropriate): _____

If you do not complete and return this part of the form to your Landlord, the rent increase will take effect from the date shown in Part 2 of this notice.

This is an important document. You should make a copy for your own records before returning this section to your Landlord.

[* delete ‘I’ or ‘We’ as appropriate]