

Negotiating a Rent Increase with Your Landlord

CEFR C1 Roleplay



1. Warm-up Discussion Questions:

1. What are the common reasons landlords increase rent?
2. How do rent prices typically change over time in your area?
3. What are some possible ways to negotiate with a landlord when faced with a rent increase?
4. Have you ever negotiated a contract or agreement before? How did it go?
5. What factors would make you willing or unwilling to accept a rent increase?
6. What options do tenants have if they cannot afford a rent increase?

2. Example Conversation: Negotiating a Rent Increase with Your Landlord

Student A (Landlord): "Thank you for meeting with me. As you know, rent prices have gone up in the neighborhood, and I need to increase your rent by 10% starting next month."

Student B (Tenant): "I understand that rent prices have been rising, but I'd like to discuss this increase. A 10% jump seems quite steep."

Student A: "I see your point, but maintenance costs have increased, and I haven't raised the rent for two years. This is a necessary adjustment."

Student B: "While I understand the rising costs, I've been a reliable tenant for years, always paying on time. Could we agree on a smaller increase?"

Student A: "I appreciate your reliability. However, the market rate is going up, and I have to cover my expenses too."

Student B: "I understand that. How about a 5% increase instead? That would still be manageable for me and reflects my commitment to maintaining the property well."

Student A: "A 5% increase might not cover everything, but I'm willing to meet you halfway. What if we settle on 7%?"

Student B: "7% is still higher than I hoped, but I'm willing to compromise if you can offer a longer lease to secure the rate for the next two years."

Student A: "That sounds reasonable. A two-year lease with a 7% increase it is. I'll draft the new contract for you to review."

Student B: "Great, thank you for being flexible. I'll look out for the new contract and let you know if I have any questions."

3. Background:

You are a tenant who has been renting the same apartment for several years. Recently, your landlord informed you that your rent will be increased by 10%, starting next month. You feel the increase is too high and want to negotiate for a smaller increase. Your landlord understands your concerns but needs to cover rising maintenance costs and align with the market rate. You must come to a compromise that benefits both parties.

4. Instructions:

Student A (Landlord):

You are a landlord who needs to raise the rent due to increased maintenance costs and rising market prices in the neighborhood. You've decided on a 10% increase, which you believe is fair, but you're willing to negotiate slightly if needed. You want to make sure you can still cover your costs while keeping a good relationship with your tenant.

Student B (Tenant):

You are a tenant who has received notice of a 10% rent increase. While you understand that costs may have risen, you feel that a 10% increase is too much and would like to negotiate for a smaller increase. You are willing to compromise but want to secure a manageable rent that works with your budget.

5. Vocabulary List:

rent increase, negotiate, maintenance costs, compromise, reliable tenant, market rate, expenses, long-term lease, steep, draft a contract