Oklahoma Rent Increase Notice

Existing month-to-month residential tenancy

Fill out online

Notice and rental home

Notice date

Tenant names

Street address and unit

City, state, ZIP

Monthly rent change

Current monthly rent (USD)

New monthly rent (USD)

Monthly increase (USD)

Effective date

Beginning on the effective date shown above, the monthly rent will change from the current amount to the new amount. All other rental agreement terms remain unchanged. This notice does not terminate the tenancy or demand possession.

Payment and explanation

Payment instructions

Explanation (optional)

Landlord or authorized agent

Name

Email / phone

Mailing address

Landlord / agent signature

Keep a copy and record delivery.

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Scan to open the Oklahoma notice online.

Oklahoma Rent Increase Guide

State rules, local requirements and practical examples

Reviewed November 13, 2026 | General information for landlords

Print only the pages you need
Print page 1 for the notice. Print pages 2-3 for this guide.

For an existing private residential tenancy. Fixed-term changes, assisted housing, mobile-home spaces and required local forms need a separate review. This guide explains selected rules; it is not a coverage determination or legal advice for a particular property.

Read the agreement before applying a monthly buffer

Oklahoma's Residential Landlord and Tenant Act addresses rental terms and the ending of periodic tenancies. The monthly termination rule should not be presented as a separate law automatically approving a rent increase. The online tool uses 30 days plus a future full rental cycle as a planning floor while the agreement and applicable modification rules are reviewed.

Identify the fixed term, any automatic renewal and the rent-change clause. If rent is fixed for a year, collecting installments monthly does not create a monthly right to change it. Where new agreement is needed, document it rather than treating delivery of a form as consent.

[1] Oklahoma Real Estate Commission - 2026 Landlord and Tenant Act

Make changes explicit and internally consistent

Compare current rent, proposed rent and all required charges. If a new utility allocation or service fee is proposed, describe it in the proper terms. Do not state all other provisions remain unchanged while a second document changes the tenant's obligations.

Determine whether the property has public funding, an affordability restriction or another program rent procedure. Ordinary private-rental timing does not establish program approval or the permissible amount.

[1] Oklahoma Real Estate Commission - 2026 Landlord and Tenant Act

Example: count from the actual rental cycle

Suppose the rental period begins on the twentieth and notice arrives on May 10. A May 20 change does not meet the tool's planning floor. Consider a later twentieth that also satisfies the agreement. If rent moves from $900 to $945, show the $45 difference and 5% change without confusing the new total with an added charge.

[1] Oklahoma Real Estate Commission - 2026 Landlord and Tenant Act

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Read the full guide and official sources online

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Review service, consent and collection separately

Keep the current contract, proposed terms, any required consent, final notice and delivery evidence. If delivery is delayed, reassess the first higher payment before collection. If the tenant disputes the amount, determine whether the change is effective before entering arrears. This form continues an existing monthly tenancy; use separate legal review for termination, eviction or a fixed-term renewal.

[1] Oklahoma Real Estate Commission - 2026 Landlord and Tenant Act

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