



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes O

Introduction

Some documentary evidence and written arguments have been submitted prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the parties the opportunity to give their evidence orally and the parties were given the opportunity to ask questions of the other parties

All testimony was taken under affirmation.

Issues(s) to be Decided

This is a request for an additional rent increase to allow the landlord to raise the rent from \$600.00 to \$750.00

Background and Evidence

The applicant/landlord testified that:

- The rent for this rental unit is substantially lower than the rent for other identical units in the same geographical area.
- She has seven identical units that she rents out on the same property at the following rents:

Unit 1	\$725.00
Unit 4	\$600.00
Unit 5	\$725.00

Unit 6	\$750.00
Unit 7	\$800.00

The landlord is therefore asking to raise the rent on a unit 4, from \$600.00 per month to \$750.00 per month, to bring it more in line with the rent paid for the other units.

The respondent/tenants testified that:

- They do not dispute that other units are renting for far more than they are paying.
- They think this increase is too much of an increase to pay all at once.
- They have only had one previous increase since moving into this rental unit in 2003.

The tenants therefore ask that this increase be denied.

Analysis

It is my decision of the landlord has shown that this rental unit is renting for far lower than other comparable units in the same geographic area.

It is also my decision that the amount for which the landlord is asking, is not out of line, especially since the landlord has kept the rent quite low in this unit for quite some time and has only given one previous increase in the six-year term of this tenancy.

I therefore allow landlords request for an increase of \$150.00 per month bringing the rent is \$750.00 per month.

Conclusion



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I have allowed the landlords request for an additional rent increase and therefore the landlord may give the tenants a 3 month notice of rent increase on the required form, increasing the rent from \$600.00 to \$750.00.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Residential Tenancy Act*.

Dated: June 03, 2009.

Dispute Resolution Officer