



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes O additional rent increase

Introduction

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

I also gave the applicant the opportunity to testify at the hearing.

The respondent was served with notice of the hearing by hand on September 25, 2009 but did not join the conference call that was set up for the hearing.

All testimony was taken under affirmation.

Issues(s) to be Decided

This is a request for an additional rent increase of 33.8%, over and above the 3.2% allowed under the Residential Tenancy Act.

Background and Evidence

The applicant testified that:

- After the rent increase permitted by the Regulation, the rent for this rental unit is significantly lower than the rent payable for other rental units similar to and in the same geographic area as this rental unit.
- This is a two bedroom one bath unit, and similar two bedroom one bath units in the same geographic area rent for between \$675.00 and \$800.00 per month.



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- They therefore requesting that they be allowed to raise the rent from \$400.00 per month to \$550.00 per month for a total raised of 37.5%.
- The amount they are requesting is still lower than rent being paid for similar units.

Analysis

I reviewed the information supplied by the applicants and it is my finding that the applicants have shown that similar units in the same geographic area are renting for significantly more than the amount being paid for this rental unit.

The information supplied does show that similar units rent for between \$675.00 and \$800.00 per month, and since the applicants are only requesting a raise to \$550.00 per month, it is my decision that I will allow the additional rent increase.

Conclusion

I hereby allow the applicants request for an additional 33.8% rent increase. The landlords may therefore issue a notice of rent increase to the tenant totalling 37.5%, thereby bringing the rent to \$550.00 per month. The notice of rent increase is a three months notice and must be in the proper form.

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: January 08, 2010.

Dispute Resolution Officer