

## **DECISION**

Dispute Codes      AARI

This is an application filed by the Landlord for an additional rent increase greater than the prescribed amount.

Both parties attended the hearing by conference call and gave testimony. As both parties have attended and have made detailed reference to the evidence submitted by the Landlord, I am satisfied that each has been properly served with the notice of hearing and evidence package. The Tenant has not filed any evidence.

At the beginning of the hearing, it was clarified by the Landlord that the rent was just increased in October of 2011 and wished to make an application in advance of the next date of a rent increase.

I find that the Landlord's application is premature as the Tenant's rent can only be increased once every 12 months and the relevance of rent payable for similar rental units immediately before the proposed increase is to come into effect must be considered. As such, the Landlord's application is dismissed.

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 25, 2012.

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Residential Tenancy Branch