



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes O

This matter was scheduled for a teleconference hearing at 11:00am on this date. Both parties participated in the teleconference hearing. The landlord made an application seeking an order to impose an Additional Rent Increase. The landlord is seeking an additional 14.38 % over and above the allowable 3.8%. At the outset of the hearing I inquired with the landlord as to what is the basis of the Notice. The landlord stated that she was seeking the increase on her plans to renovate the suite. The present tenant would be welcome to stay but at an increased rate. It was explained in great detail to the landlord that to make an application for an Additional Rent Increase based on a fully renovated suite the landlord would have to conduct the work first. The applicant would need to provide evidence that those improvements have actually taken place. The landlord was of the belief that by simply “planning” on doing the work it would be sufficient to support her claim. The landlord acknowledged her error. The landlords application is premature and based on the above I dismiss the landlords application.

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: March 12, 2013

Residential Tenancy Branch

