



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes RI

Introduction

This hearing dealt with an application by the landlord for approval of a rent increase in excess of the amount allowed by the Regulations to the *Residential Tenancy Act*. The hearing was conducted by conference call. The landlord attended as did each of the tenants affected by the application. One of the tenants was assisted by an advocate; another tenant attended along with the occupant who shares the rental unit with her.

Conclusion

During the hearing I heard evidence from the landlord and from each of the tenants. The parties were then given an opportunity to discuss their respective positions and to explore whether there was any prospect of agreeing to a compromise and settlement of the landlord's claim for an additional rent increase. During the course of those settlement discussions the landlord and the tenants did agree to settlement that involved rent increases for each of the respondent tenants. The parties agreed that the following rent increases will take effect commencing January 1, 2014:

Unit #	Tenant	Current rent	New rent
4	Ms. L.M.	\$656.00	\$700.00
5	Ms. T.B.	\$604.00	\$700.00
7	Ms. M.D.	\$575.00	\$665.00
8	Ms. J.M.	\$667.00	\$700.00

On January 1, 2015 a further rent increase will take effect as follows:

Unit #	Tenant	Current rent	New rent
4	Ms. L.M.	\$700.00	\$750.00
5	Ms. T.B.	\$700.00	\$750.00
7	Ms. M.D.	\$665.00	\$725.00

8	Ms. J.M.	\$700.00	\$750.00
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Some of the tenants included in this application have paid an increased rent before the landlord submitted this application for an additional rent increase and before the hearing of this application. It was agreed at the hearing that the tenants who have paid increased rent prior to the hearing will be entitled to deduct from future rent the amount of increased rent that they have paid before the agreed rent increases take effect on January 1, 2014.

Pursuant to the agreement of the parties I order that the rent increases stated above will take effect commencing January 1, 2014 without the need for the service or delivery by the landlord of any Notices of Rent Increase. Similarly, the landlord will not be required to give any further Notice of the rent increases to take effect on January 1, 2015.

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: December 18, 2013

Residential Tenancy Branch

