



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes Additional Rent Increase

Introduction

A hearing was conducted by conference call in the presence of both parties. On the basis of the solemnly affirmed evidence presented at that hearing, a decision has been reached. All of the evidence was carefully considered.

Both parties were given a full opportunity to present evidence and make submissions. Neither party requested an adjournment or a Summons to Testify. Prior to concluding the hearing both parties acknowledged they had presented all of the relevant evidence that they wished to present.

Issue(s) to be Decided

The issues to be decided are as follows:

- a. Whether the landlord is entitled to an additional rent increase more than what is permitted by regulation and if so how much?
- b. Whether the landlord is entitled to recover the cost of the filing fee?

Background and Evidence

The tenancy began May 1, 2011. The rent was initially \$650 per month payable in advance on the first day of each month. The tenant has agreed to an increase in rent in the sum of \$100 to \$750 per month commencing January 1, 2014.

Settlement:

At the hearing the parties reached a settlement and they asked that I record the settlement pursuant to section 63(2) of the Residential Tenancy Act as follows:

- a. The parties mutually agree to end the tenancy on April 30, 2014.
- b. The parties request the arbitrator to issue an Order for Possession for that date.
- c. The parties agree the rent shall be increased by \$100 per month from \$650 to \$750 for the months of January, February, March and April 2014.
- d. There is a dispute between the parties as to the amount of the rent for September, October, November and December 2013 and this issue shall be determined either by agreement between the parties or by an arbitration that is scheduled to be held on January 29, 2014.

As a result of the settlement I issued an Order for Possession effective April 30, 2014. All other claims are dismissed.

The tenant must be served with this Order as soon as possible. Should the tenant fail to comply with this Order, the landlord may register the Order with the Supreme Court of British Columbia for enforcement.

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 07, 2014

Residential Tenancy Branch

