



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Codes: DRI, RP

Introduction:

The tenant made a claim for repair to the unit, disputing a rent increase and increase in utilities.

Facts:

Both parties attended a conference call hearing. A tenancy began on September 1, 2010 with rent in the amount of \$ 650.00 due in advance on the first day of each month. The tenant challenged the landlord's rent increase of \$ 75.00, requested the landlord to remedy a rodent infestation and questioned the increase in utilities.

Settlement:

The parties settled this matter and they have asked that I record the agreement pursuant to section 63(2) as follows:

- a. The increase of rent in the amount of \$ 75.00 effective September 1, 2014 is cancelled,
- b. The rent will be increased to \$ 664.30 effective November 1, 2014,
- c. The tenant will provide the landlord with three contacts for professional rodent exterminators and the landlord will arrange at his own expense to have the rodent infestation remediated by professional exterminators at his expense before November 30, 2014,
- d. The tenant will cooperate with the landlord regarding the rodent infestation by removing any excess boxes stored in her unit, and

- e. The landlord will provide the tenant with copies of all utility invoices at least 30 days before requiring payment of her portion.

Conclusion:

As a result of the settlement I ordered that the parties perform all of the items listed aforementioned and in particular: a rent increase of \$ 14.30 effective November 1, 2014, that the landlord remediate a rodent infestation by November 30, 2014, that the tenant cooperate by removing any storage of excess boxes and that the landlord provide the tenant with copies of all utility invoices.

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: October 21, 2014

Residential Tenancy Branch

