



Dispute Resolution Services

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Residential Tenancy Branch Office of Housing and Construction Standards

A matter regarding PARKBRIDGE LIFESTYLE COMMUNITIES INC.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes AARI

Introduction

This matter dealt with an application by the Landlord for an Additional Rent Increase.

During the course of the hearing, the parties reached an agreement to settle these matters, on the following conditions:

1. The Landlord agreed to withdraw the application for the Additional Rent Increase dated July 18, 2017.
2. The Landlord and the Tenants agreed that in April, 2018 the rent reduction of \$35.25 would be re-instated to the rent payment. The current rent amounts are as indicated in the Schedule of Parties submitted by the Landlord in his application. The Landlord is at leave to implement normal annual rent increase in accordance with the Act and regulations.
3. The Landlord and Tenants agreed the rent reduction now in place of \$10.00 for the loss of use of the hot tub would stay in place until the hot tub is repaired and an additional \$10.00 rent reduction would be granted until the hot tub is repaired. The additional \$10.00 rent reduction would take affect starting November, 2017.
4. The Tenants agree to cancel their application # 866517 and the Landlord agrees to the cancellation of the application.
5. The Tenants agree there will be no further applications with regard to the hot tub.
6. The Landlord agrees this settlement will be granted to all Park tenants including the tenants that the Landlord has already made agreements with.

Under section 63 (1) the director can assist parties or offer parties an opportunity to settle their dispute. Pursuant to section 63 of the Act the Landlord and the Tenants agreed to the above arrangement.

As no further action is required on this file, the file is closed.

Conclusion

The Parties agree to the terms of the above settlement agreement.

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: November 3, 2017.

Residential Tenancy Branch