



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ARI-C

This hearing dealt with the landlords' application pursuant to the *Residential Tenancy Act* (the "**Act**") and the *Residential Tenancy Regulation* (the "**Regulation**") for an additional rent increase for capital expenditure pursuant to section 23.1 of the Regulation.

The tenant attended the hearing. She was assisted by DD. The landlords were represented by SR. Also present at the hearing was TA, the owner of ACD (full name on cover of decision), which assumed ownership of the residential property from the landlords on October 14, 2021.

Pursuant to section 63 of the Act, an arbitrator may assist the parties to settle their dispute and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order. During the hearing, SR, TA, and the tenant discussed the issues between them, engaged in a conversation, turned their minds to compromise and achieved a resolution of their dispute.

The parties agreed to the following final and binding settlement of all issues currently under dispute:

1. ACD may increase the tenant's month rent as follows:
 - a. \$23.75 on March 1, 2022; and
 - b. \$23.95 on March 1, 2023.

(collectively, the "**Consent Rent Increases**")
2. The Consent Rent Increases represent and, for the purposes of section 23.1(2) of the Regulation, operate as increases made as compensation for the capital expenditures described in this application.
3. Nothing in this agreement prevents ACD from imposing any annual rent increase in accordance with the Act and the Regulations.
4. Any annual increase in rent will not cause the amounts of the Consent Rent Increases to change.
5. The agreement serves as sufficient notice to the tenant of the each of the Consent Rent Increases.

These particulars comprise the full and final settlement of all aspects of this dispute. SR, TA, and the tenant gave verbal affirmation at the hearing that they understood and

agreed to the above terms as legal, final, and binding, which settle all aspects of this dispute.

As the parties have reached a settlement, I make no factual findings about the merits of this 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: December 20, 2021

Residential Tenancy Branch