



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      ARI-C

### Introduction

This hearing was convened as a result of the landlord's Application for Dispute Resolution (application) seeking remedy under the *Residential Tenancy Act* (Act). The landlord applied for an additional rent increase due to an eligible capital expenditure under the Act.

The tenant and the landlord attended the hearing. The parties gave affirmed testimony, were provided the opportunity to present their evidence orally and in documentary form prior to the hearing and make submissions to me. Words utilizing the singular shall also include the plural and vice versa where the context requires.

Neither party raised any concerns regarding the service of the application or documentary evidence.

### Settlement Agreement

During the hearing, the parties agreed to settle this matter, on the following conditions:

1. The parties agree that the tenant will pay **\$1,180** in monthly rent starting **March 1, 2023**.
2. The parties agree that the landlord withdraws their ARI-C application as part of this mutually settled agreement.
3. The parties agree that if the tenant needs to provide a one-month notice in writing to end the month-to-month tenancy, that the landlord will accept as little as 28 days' notice in writing.
4. The parties agree that the landlord will not apply for an ARI-C related to the deck for at least 5 years from February 7, 2023.

This settlement agreement was reached in accordance with section 63 of the Act. The parties confirmed at the end of the hearing that this agreement was made on a voluntary basis and that the parties understood the binding nature of this full and final settlement of these matters.

Conclusion

I ORDER the parties to comply with the terms of their settled agreement described above pursuant to section 63 and 62(3) of the Act.

The monthly rent will be \$1,180 as of March 1, 2023.

The parties confirmed that this mutually settled agreement is binding between the parties and that both parties were not pressured into any portion of the mutually settled agreement.

This decision will be emailed to both parties at the email addresses provided by both parties during the hearing.

This decision is final and binding on the parties, unless otherwise provided under the Act, and 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: February 7, 2023

---

Residential Tenancy Branch