



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Ministry of Housing

DECISION

Dispute Codes ARI-E

Introduction

This hearing dealt with an Application for Dispute Resolution by the landlords under the Residential Tenancy Act, for an additional rent increase because the landlord has incurred a financial loss from an extraordinary increase in the operating expenses of the residential property.

Only the landlords appeared. At the outset of the hearing the landlords' application was reviewed on the list of operating costs within the application. The landlords have included the cost of the mortgage. The mortgage would pay the interest amount owed for financing the property (financing costs) and the balance would be paid towards the principal amount reducing the mortgage amount owed by the landlords.

The Residential Tenancy Branch Policy Guidelines 37. Additional Rent Increase for Expenditures, 2. Financial loss from extraordinary increases in operating expenses, determines what expenses may be included and what expenses are not to be included, this section does not permitted the financing cost to be included. Therefore, after further consideration the landlords withdraw their 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: March 03, 2023

Residential Tenancy Branch