

Residential Tenancy Branch

Notice of Dispute Resolution Proceeding - Application for Additional Rent Increase for Capital Expenditures

Apr 15, 2024

File Number: 910147631

Act: RTA (Residential Tenancy Act)

Important Information

The Residential Tenancy Branch has received an application for an additional rent increase to recover costs associated to eligible capital expenditures for the residential property and a hearing has been scheduled.

Date the Residential Tenancy Branch received payment for the Application: **Mar 21, 2024**

An Application for an Additional Rent Increase Has Been Filed By (Applicants)

Landlord (Business or Company): **CAPREIT Limited Partnership**

Landlord (Business or Company): **Investissements Immobiliers Ciame Inc.**

With the following agent(s) or advocate(s)

Landlord Agent or Lawyer: **Michael Drouillard**

The Tenants in the Unit are Listed as (Respondents)

Tenant (Individual Person): [REDACTED]

Rental Address

101-12184 224 St

Maple Ridge, British Columbia, V2X 6B6

Hearing Information

Date: **Tuesday, June 25, 2024**

Time: **9:30 AM Pacific Time**

Teleconference Number: **(604) 899-1159** or
1 (888) 458-1598

Teleconference Access Code: **3891719#**

Please call into your hearing using the teleconference access code above.

General Information

The applicant is required to give the Residential Tenancy Branch proof that this notice and copies of all supporting documents were served to the respondent.

- It is important to have evidence to support your position with regards to the claim(s) listed on this application. For more information see the Residential Tenancy Branch website on submitting evidence at www.gov.bc.ca/landlordtenant/submit.
- Residential Tenancy Branch Rules of Procedure apply to the dispute resolution proceeding. View the Rules of Procedure at www.gov.bc.ca/landlordtenant/rules.
- There are specific Rules of Procedure for Additional Rent Increase for Capital Expenditures. See Information Sheet RTB-151 for more information: <https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/residential-tenancies/information-sheets/rtb151.pdf>.
- Parties (or agents) must participate in the hearing at the date and time assigned.
- The hearing will continue even if one participant or a representative does not attend.
- A final and binding decision will be sent to each party no later than 30 days after the hearing has concluded.
- In most cases, an applicant can withdraw this dispute any time before the scheduled proceeding by notifying the other party and logging back in to your application at <https://tenancydispute.gov.bc.ca/AdditionalLandlordIntake/Login> with your BCeID and selecting the withdraw button. If you withdraw this dispute, you must notify the other party in writing and no proceeding will take place. Your filing fee will not be refunded. You can also withdraw your application by contacting the Residential Tenancy Branch by phone at 1-800-665-8779
- In limited situations, parties can request that a hearing be held in a format other than a teleconference. To request an alternate hearing format, a party must submit a Request for Alternate Hearing Format (RTB-36) at least 30 days before the hearing. Find out more about alternate hearing formats at <https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/residential-tenancies/policy-guidelines/gl44.pdf>.

Application for Additional Rent Increase

Applicant contact

The following person is designated as the applicant's primary contact. Respondents can contact this person to attempt to resolve this issue outside of the Residential Tenancy Branch dispute resolution process.

Applicant Contact: **Michael Drouillard**

Phone: 604-757-6389

Address for Service of Documents:

1910-777 Hornby St, Vancouver, British Columbia, Canada,
V6Z 1S4

Applicant Information

Respondents must provide all applicants with copies of any evidence submitted to the Residential Tenancy Branch.

Landlord (Business or Company): **Michael Drouillard**

Phone: 604-757-6389

Address for Service of Documents:

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V6Z 1S4

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Important Information for Respondents

Applications for an additional rent increase for capital expenditures can be very complex and may involve many tenants. Due to the limited amount of time during the hearing, tenants should consider:

- coordinating with one another and determining whether a representative will be appointed. A representative may be an advocate, legal representative or an appointed tenant(s) that may speak and act on behalf of others. If tenants want to do this, each group of tenants must provide the RTB with written proof of the individual's authority to act on the group's behalf.
- providing written submissions, no longer than 10 pages, instead of oral testimony at the hearing. If a tenant provides written submissions, they will not be allowed to give oral testimony at the hearing. The arbitrator will consider written submissions regardless of whether the tenant attends the hearing (Rule 7.4).

For clarity, if tenants appoint a representative to speak on their behalf, the tenants can still provide written submissions. In addition, if a representative provides written submissions, they will still be allowed to give oral testimony at the hearing.

Each respondent has been assigned a unique Dispute Access Code for submitting evidence to the Residential Tenancy Branch. Evidence must be served to the Residential Tenancy Branch and to each applicant as soon as possible. Instructions for evidence processing are included in this package. Deadlines are critical. Intentional delay may affect the outcome of the hearing. Late evidence may or may not be considered by the arbitrator. To learn about serving evidence, visit the Residential Tenancy Branch website on submitting evidence at www.gov.bc.ca/landlordtenant/submit

Tenant (Individual Person): **Lorraine Halvorson**

Dispute Access Code: **tbER3DA**

Address for Service of Documents:

101-12184 224 St, Maple Ridge, British Columbia, Canada,
V2X 6B6

Rent Increase Information

The following information has been provided to the Residential Tenancy Branch and describes the capital expenditures associated to eligible capital expenditures that are being stated as grounds for the additional rent increase.

The landlord has eligible capital expenditures and is seeking an additional rent increase

Total requested eligible rent increase amount associated to this unit: \$95.10

Capital Expenditure 01

Major Balcony and Exterior Wall Renovation Project (Part 1 of 2) - The Landlord claims the costs of a major capital expenditure project relating to the building envelope for the entire residential property. The only reason the cost is split is because the online application form does not permit a number in excess of one million dollars to be used. However, for absolute clarity, the entire balcony and exterior wall project is all part of the same project.

Associated to this rental unit: Yes

Requested eligible amount of rent increase: \$47.55

Total cost of expenditure: \$844,525.89

Date expenditure was incurred: Nov 1, 2022

Specified Dwelling Units subject to rent increase: 146

Specified Dwelling Unit addresses subject to rent increase: 101-12184 224 St, 102-12184 224 St, 103-12184 224 St, 104-12184 224 St, 105-12184 224 St, 106-12184 224 St, 107-12184 224 St, 108-12184 224 St, 109-12184 224 St, 110-12184 224 St, 111-12184 224 St, 112-12184 224 St, 114-12184 224 St, 115-12184 224 St, 201-12184 224 St, 202-12184 224 St, 203-12184 224 St, 204-12184 224 St, 205-12184 224 St, 206-12184 224 St, 207-12184 224 St, 208-12184 224 St, 209-12184 224 St, 210-12184 224 St, 211-12184 224 St, 212-12184 224 St, 214-12184 224 St, 215-12184 224 St, 301-12184 224 St, 302-12184 224 St, 303-12184 224 St, 304-12184 224 St, 305-12184 224 St, 306-12184 224 St, 307-12184 224 St, 308-12184 224 St, 309-12184 224 St, 310-12184 224 St, 311-12184 224 St, 312-12184 224 St, 314-12184 224 St, 315-12184 224 St, 101-12186 224 St, 102-12186 224 St, 103-12186 224 St, 104-12186 224 St, 105-12186 224 St, 106-12186 224 St, 107-12186 224 St, 108-12186 224 St, 109-12186 224 St, 110-12186 224 St, 111-12186 224 St, 201-12186 224 St, 202-12186 224 St, 203-12186 224 St, 204-12186 224 St, 205-12186 224 St, 206-12186 224 St, 207-12186 224 St, 208-12186 224 St, 209-12186 224 St, 210-12186 224 St, 211-12186 224 St, 301-12186 224 St, 302-12186 224 St, 303-12186 224 St, 304-12186 224 St, 305-12186 224 St, 306-12186 224 St, 307-12186 224 St, 308-12186 224 St, 309-12186 224 St, 310-12186 224 St, 311-12186 224 St, 101-12188 224 St, 102-12188 224 St, 103-12188 224 St, 104-12188 224 St, 105-12188 224 St, 106-12188 224 St, 107-12188 224 St, 108-12188 224 St, 109-12188 224 St, 110-12188 224 St, 111-12188 224 St, 112-12188 224 St, 114-12188 224 St, 201-12188 224 St, 202-12188 224 St, 203-12188 224 St, 204-12188 224 St, 205-12188 224 St, 206-12188 224 St, 207-12188 224 St, 208-12188 224 St, 209-12188 224 St, 210-12188 224 St, 211-12188 224 St, 212-12188 224 St, 214-12188 224 St, 301-12188 224 St, 302-12188 224 St, 303-12188 224 St, 305-12188 224 St, 306-12188 224 St, 307-12188 224 St, 308-12188 224 St, 309-12188 224 St, 310-12188 224 St, 311-12188 224 St, 312-12188 224 St, 314-12188 224 St, 101-12190 224 St, 102-12190 224 St, 103-12190 224 St, 104-12190 224 St, 105-12190 224 St, 106-12190 224 St, 107-12190 224 St, 108-12190 224 St, 109-12190 224 St, 110-12190 224 St, 111-12190 224 St, 201-12190 224 St, 202-12190 224 St, 203-12190 224 St, 204-12190 224 St, 205-12190 224 St, 206-12190 224 St, 207-12190 224 St, 208-12190 224 St, 209-12190 224 St, 210-12190 224 St, 211-12190 224 St, 301-12190 224 St, 302-12190 224 St, 303-12190 224 St, 304-12190 224 St, 305-12190 224 St, 306-12190 224 St, 307-12190 224 St, 308-12190 224 St, 309-12190 224 St, 310-12190 224 St, 311-12190 224 St

Capital Expenditure 02

Major Balcony and Exterior Wall Renovation Project (Part 2 of 2) - The Landlord claims the costs of a major capital expenditure project relating to the building envelope for the entire residential property. The only reason the cost is split is because the online application form does not permit a number in excess of one million dollars to be used. However, for absolute clarity, the entire balcony and exterior wall project is all part of the same project.

Associated to this rental unit: Yes

Requested eligible amount of rent increase: \$47.55

Total cost of expenditure: \$844,525.89

Date expenditure was incurred: Nov 1, 2022

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Residential Tenancy Branch Contact Information

If contacting the Residential Tenancy Branch with questions about this application by email please include your File Number and Dispute Access Code. If contacting the Residential Tenancy Branch or Service BC office in person, please have your File Number and Dispute Access Code available.

Email: HSRTO@gov.bc.ca

Note: Evidence cannot be submitted by email

Website: www.gov.bc.ca/landlordtenant

Information Line: 1-800-665-8779 (toll-free)

Note: Do not call this number for your hearing

In Person: **Lower Mainland**

400 - 5021 Kingsway, Burnaby BC V5H 4A5

Service BC: www2.gov.bc.ca/gov/content/governments/organizational-structure/ministries-organizations/ministries/citizens-services/servicebc