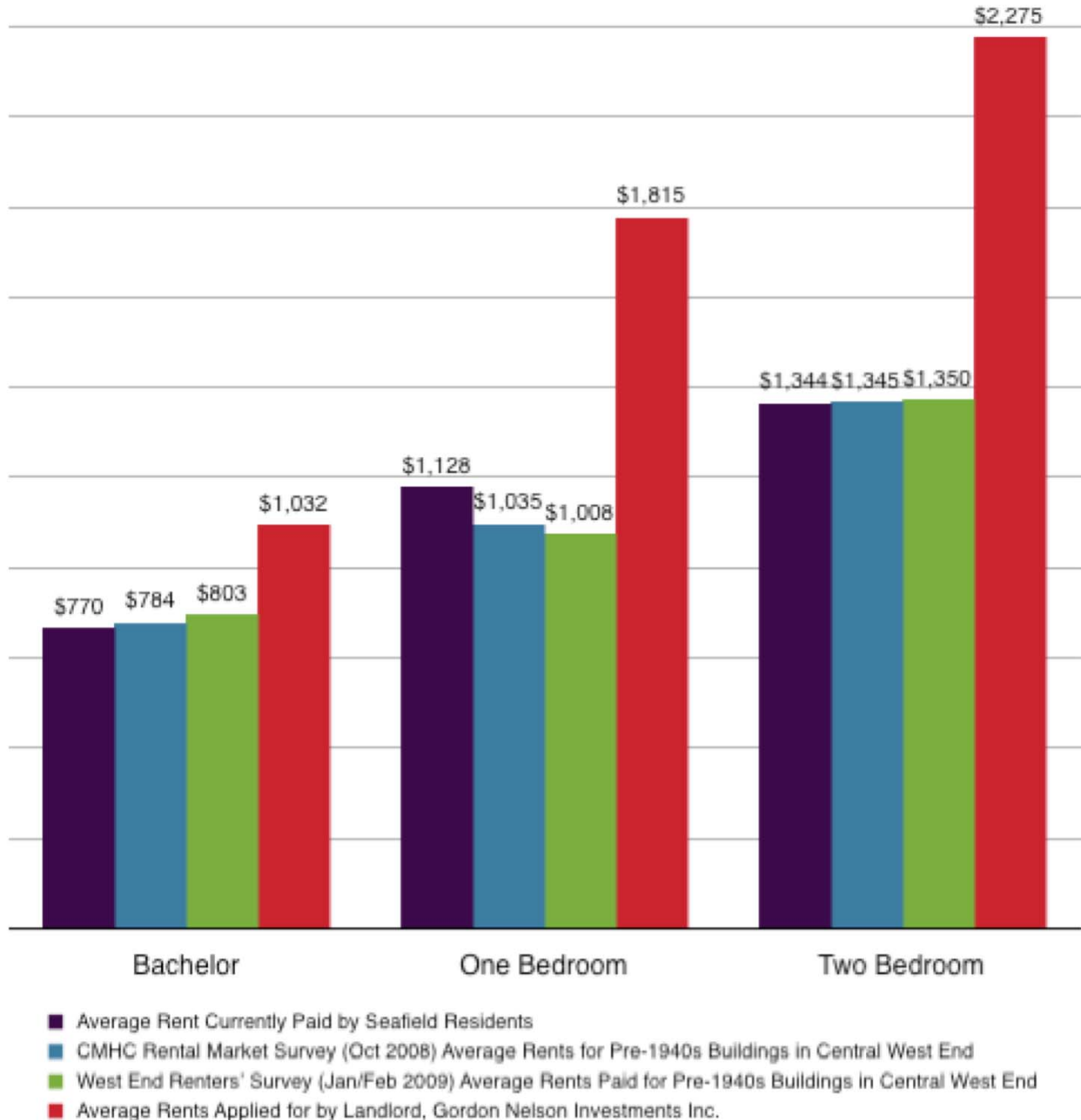


Residents at the Seafeld Apartments (1436 Pendrell Street, Vancouver) currently pay a fair market rent for apartments when compared to other units in pre-1940s buildings in the central West End. Both a custom analysis conducted by the Canada Mortgage and Housing Corporation as well as a scientific random-sample survey of renters in the central area of the West End confirms this. In contrast, consider the rents applied for by the landlord, Gordon Nelson Investments Inc.

Average Rents Paid for Suites in Pre-1940s Apartment Buildings in Central West End.



Sources:

- 1) Current Seafeld Rents and landlord's applied for rents, see GNI's Application for Additional Rent Increase dated January 9, 2009.
- 2) Canada Mortgage and Housing Corporation custom analysis, commissioned by Ross Waring. Contact Ross Waring for details or for CMHC's full analysis at seafeldapartments@gmail.com
- 3) West End Renters' Survey is a scientific random-sample study of over 300 West End renters, conducted by the Seafeld tenants, with 128 respondents renting in pre-1940s buildings in the central West End. Contact Ross Waring for details at seafeldapartments@gmail.com.

March 11th is Hearing Day at the Residential Tenancy Branch

Seafield residents respond to landlords' demands for up to 73 percent rent hike

Just the facts:

- **Section 43(3) of the Residential Tenancy Regulation** allows a landlord to apply for additional rent increase under certain circumstances. Gordon Nelson Investments have applied under Section 23(1)(a) which states that the landlords may apply for additional rent increases if: “after the rent increase allowed under section 22 (annual rent increase), the rent for the rental unit is significantly lower than the rent payable for other rental units that are similar to, and in the same geographic area as, the rental unit”

The “same geographic area” means the area located within a reasonable kilometer radius of the subject rental unit with similar physical and intrinsic characteristics. Additional rent increases under this section will be granted only in exceptional circumstances.

- **Residential Tenancy Branch Policy Guidelines 37** states that “Similar units” means rental units of comparable size, age (of unit and building), construction, interior and exterior ambiance (including view), and sense of community. The radius size and extent in any direction will be dependent on particular attributes of the subject unit, such as proximity to a prominent landscape feature (e.g., park, shopping mall, water body) or other representative point within an area.”

- The Seafield Apartments is a 1931 built, three storey walk-up building. Apartments **do not have amenities** such as dishwashers, balconies, views, granite counter tops, en suite laundry etc., nor does the building have secure parking, a swimming pool, gym, jacuzzi, elevator, rooftop patio, free wireless or other such amenities. The Seafield is not located on or adjacent to a park, body of water, or shopping mall.

Based on figures from CMHC, and corroborated by their own professionally conducted West End Renters Survey from a wide sample of similar units, **rents paid by Seafield Residents are well within range of rents being paid for similar apartments in pre 1940s buildings:**

Type	SFCurrent	CHMC	WER Survey	Requested
Bachelor	770	784	803	1032
One BR	1128	1035	1008	1815
Two BR	1344	1345	1350	2275

For information and background on the West End Renters Survey please email Ross Waring at

seafieldapartments@gmail.com or visit <http://seafieldapartments.com>.