



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards
Ministry of Housing and Social Development

Decision

Dispute Codes: MNDC, RR, FF

Introduction

This hearing dealt with the tenant's application for a monetary order for compensation for damage or loss, authorization of a reduction in rent associated with matters including but not limited to problems around repairs / services for the refrigerator and furnace, and recovery of the filing fee for this application. Both parties participated in the hearing and gave affirmed testimony.

Analysis & Decision

During the hearing the parties very respectfully afforded each other an opportunity to set out differing views on events giving rise to this dispute. Pursuant to section 63 of the *Act*, the conversation between the parties led to a resolution. As full and final settlement of all aspects of the dispute for both parties, specifically, it was agreed and I order as follows:

- that the tenant will withhold \$225.00 from the next regular payment of monthly rent in consideration of problems encountered with the appliances as well as consideration for the filing fee;
- that the tenant will undertake to contact Sears directly in order to schedule a time when she will be home to permit entry to the unit by a refrigerator service repair person;
- that the landlord will either pay Sears directly, or reimburse the tenant, or authorize the tenant to withhold from rent the cost of work required on the

refrigerator (it is understood that the work is comprised of installing a defrost heater in what is a Kenmore refrigerator);

- that within the next two (2) weeks the landlord will install weather stripping required around the door entering onto the deck from inside the unit;
- that the landlord will undertake FORTHWITH to inspect the railings around the deck and, where indicated, reinforce or tighten any and all portions of the railings that are loose;
- that the landlord will FORTHWITH attend to the breaker switch located adjacent to the downstairs unit in the house;
- that following resolution of costs associated with repair to the refrigerator, pursuant to the agreement in place between the parties, the tenant will supply the landlord with "post dated [rent] cheques 3 months ahead of time."

Conclusion

Pursuant to the above agreement, I hereby authorize the tenant to withhold **\$225.00** from the next regular payment of monthly rent.

DATE: February 10, 2009

Dispute Resolution Officer