

DECISION

Dispute Codes: OPR, MNR, FF, MT, CNR, MNDC, RR, FF, O

This hearing dealt with a cross applications by the parties. The landlord applied for an order of possession based on unpaid rent and a monetary order. The tenant applied for more time to make an application to cancel a notice to end tenancy, to cancel a notice to end tenancy, a monetary order for cost of emergency repairs and compensation for damages and rent reduction.

During the course of the hearing, the parties reached an agreement to settle these matters, on the following conditions:

1. the landlord withdraws the notice to end tenancy;
2. the tenant withdraws his application;
3. the landlord will perform the following repairs and replacements in the tenant's unit by the specified dates: replace the fridge; repair drywall in the bathroom and underneath the kitchen sink; and professionally clean the carpet by February 23, 2009; replace the kitchen floor; and repair or replace the closet door at the entry area by March 2, 2009;
4. the tenant will not be required to pay any rent for March and he will deduct \$150.00 from his April rent.

As no further action is required on this file, the file is closed.

Dated February 11, 2009.