



Dispute Resolution Services

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

Decision

Dispute Codes: MNDC, RR

Introduction

This hearing dealt with the tenant's application for a monetary order for money owed or compensation for damage or loss under the Act, and an order authorizing the reduction of rent for repairs, services or facilities agreed upon but not provided. Both parties participated in the hearing and gave affirmed testimony.

Issues to be decided

- Whether the tenant is entitled to either or both of the above

Background and Evidence

Pursuant to a written residential tenancy agreement, the month-to-month tenancy began on November 1, 2006. Currently, rent in the amount of \$775.00 is payable on the first day of the month, and a security deposit of \$387.50 was collected at the start of tenancy.

During the hearing the parties exchanged views on the circumstances surrounding the dispute and undertook to find a resolution. Matters discussed included, but were not necessarily limited to, a review of what steps had been taken by the tenant to bring concerns about the unit to the landlord's attention, and a review of what steps had been taken by the landlord to respond to the tenant's concerns

Analysis

Section 63 of the Act provides that the parties may undertake to settle their dispute during a hearing. Pursuant to this provision, discussion between the parties during the hearing led to a resolution of the dispute. Specifically, it was agreed as follows:

- that the tenant will take possession of unit # 230 effective from September 1, 2009;
- that rent for the above unit will remain unchanged at \$775.00 per month for one year from September 1, 2009 to August 31, 2010;
- that the landlord waives payment of all rent due in the amount of \$775.00 for the month of September 2009;
- that the above particulars comprise full and final settlement of all aspects of the dispute for both parties which arise out of this tenancy, and which are presently before me.

Conclusion

Pursuant to the agreement reached between the parties, as above, the particulars set out in the original application are hereby dismissed.

DATE: August 11, 2009

Dispute Resolution Officer