

Decision

Dispute Codes: MNDC, OLC, RR

Introduction

This hearing dealt with an application by the tenant for a monetary order as compensation for damage or loss under the Act, regulation or tenancy agreement / an order instructing the landlord to comply with the Act, regulation or tenancy agreement/ and permission for the tenant to reduce 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 any or all of the above under the Act, regulation or tenancy agreement

Background and Evidence

Pursuant to a written tenancy agreement, the fixed term of tenancy is from October 1, 2009 to September 30, 2010. Rent in the amount of \$5,000.00 is payable in advance on the first day of each month. A security deposit in the total amount of \$5,000.00 was collected; half of this was collected by way of one payment near the outset of tenancy, while the other half was subsequently paid by way of monthly installments.

The tenant described a range of miscellaneous concerns arising from the tenancy which include, but are not necessarily limited to, problems with the dryer, the hot water supply, and the stove, all of which contributed to the departure of subletting tenants.

During the hearing the parties exchanged views on some of the circumstances surrounding the dispute, and persevered in attempting to achieve a resolution.

Analysis

The full text of the Act, regulation, Residential Tenancy Policy Guidelines, Fact Sheets, forms and more can be accessed via the website: www.rto.gov.bc.ca/

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

- that \$2,000.00 is currently outstanding for June's rent;
- that the above amount will be reduced by \$800.00, such that \$1,200.00 is now currently outstanding for June's rent;
- that the above reduction in outstanding rent reflects full and final settlement of all aspects of the dispute which is presently before me, for both parties.

Conclusion

The dispute is hereby settled pursuant to the agreement reached between the parties during the hearing, as set out above.

DATE: July 16, 2010

Dispute Resolution Officer