



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Ministry of Housing and Social Development

## **DECISION**

**Dispute Codes:** MNDC RP RR FF

This Hearing dealt with an application by the Tenant for an Order that the Landlord make regular repairs to the rental unit; a Monetary Order for compensation for damage or loss; an Order allowing the Tenant to reduce rent for repairs, services or facilities agreed upon but not provided; and to recover the cost of the filing fee from the Landlords.

During the Hearing, the parties reached an agreement to settle this matter. Pursuant to the provisions of Section 63(2) of the Act, and at the request of the parties, I have recorded the terms of settlement below:

## **SETTLEMENT AGREEMENT**

The recent annual rent increase that was effective November 1, 2010, will be rolled back one year. In addition, the Tenant may deduct \$50.00 from December's rent in partial recovery of her filing fee. Therefore, rent payments for December, 2010 to October, 2010, will be as follows:

- 1) The Tenant will pay rent in the amount of \$1,445.00 for the month of December, 2010.
- 2) The Tenant will pay rent in the amount of \$1,563.00 for the months of January, 2010 to and including October, 2011.

Commencing November 1, 2011, the Tenant will pay rent in the amount of \$1,631.00 per month.

The next annual rent increase, if due Notice is provided by the Landlord in accordance with the provisions of the Act, will not come into effect until November 1, 2012

The interior walls of the rental unit will be painted by the Tenant's contractor, at the Landlord's expense, at a cost of \$4,600.00 plus materials. The painting is expected to be finished by the beginning of December, 2010.

The Landlord will repair the front door and the window sill in the rental unit by the end of November, 2010. Repairs to the back door will take place in the spring of 2011.

Dated: November 10, 2010.

---