



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

Decision

Dispute Codes:

MNDC, OLC, RP, RR

Introduction

This hearing dealt with an Application for Dispute Resolution by the tenant to for a rent abatement, for an order to compel the landlord to comply with the Act and an order for repairs.

After a mediated discussion the parties agreed that the landlord would be given an opportunity to address the tenant's concerns by ensuring that the hot water temperature was adjusted to a safe level, the carpet wear is addressed, the garbage area is kept clean, that there is no danger from asbestos and that the tenant will not be subjected to harassment by agents of the landlord.

The parties agreed to discuss these matters further and to keep the lines of communication open.

Conclusion

Based on the mutually agreed-upon terms, I find that the parties have resolved the tenant's complaint and therefore no order will be issued.

If any future disputes arise that cannot be resolved in regards to this repair issue, either party is at liberty to make application for dispute resolution. In consideration of the mutual agreement reached, this application is dismissed with leave to reapply.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Residential Tenancy Act*.

Dated: December 2010.

Dispute Resolution Officer