



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC, RR, O

Introduction

This hearing dealt with the tenant's Application for Dispute Resolution seeking a monetary order and a rent reduction for services agreed to but not provided.

The hearing was conducted via teleconference and was attended by the tenant, the landlord and her agent.

Issue(s) to be Decided

The issues to be decided are whether the tenant is entitled to a monetary order for compensation for damage or loss and for a rent reduction, pursuant to Sections 27, 67, and 72 of the *Residential Tenancy Act (Act)*.

Background and Evidence

The parties came to the following settlement agreement:

1. The tenant withdraws her Application for Dispute Resolution;
2. The landlord agrees to pay the tenant \$200.00;
3. The tenant agrees to vacate the rental unit on or before December 1, 2011.

Conclusion

In support of this settlement agreement I grant the tenant a monetary order in the amount of \$200.00. This order must be served on the landlord. If the landlord fails to comply with this order the tenant may file the order in the Provincial Court (Small Claims) and be enforced as an order of that Court.

Also in support of this settlement agreement I grant the landlord an order of possession effective **December 1, 2011 after service on the tenant**. This order must be served on the tenant. If the tenant fails to comply with this order the landlord may file the order with the Supreme Court of British Columbia and be enforced as an order of that Court.

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: November 18, 2011.

Residential Tenancy Branch