



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ERP, RP, MNDC, RR, FF

Introduction

This is the tenant's application to have the landlord make emergency repairs for safety reasons, to make repairs to the rental unit, to allow the tenant to reduce rent for repairs not provided a monetary order for compensation and to recover the cost of filing this application.

Both parties appeared, and the parties have reached a settlement agreement.

Agreement

The landlord is to remove and repair or replace the rotten floor joists that are under the bathroom in the rental unit..

The tenant withdraws this application, with leave to reapply, if the work is not completed in a timely manner.

The tenant is entitled to deduct \$50.00 for the cost of his application from future rent payable.

Conclusion

The tenant's application is withdrawn and has leave to re-apply.

The tenant is entitled to deduct \$50.00 from future rent payable.

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 23, 2011.

Residential Tenancy Branch