



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 hearing dealt with an Application for Dispute Resolution by the tenants seeking compensation for damages or loss under the Act, to make emergency repairs to the rental unit, to allow the tenants to reduce rent for repairs, services or facilities agreed to but not provided and the recovery of the filing fee.

Both parties appeared at the hearing. During the hearing, the parties agreed to settle on the following conditions:

Settlement Agreement

The parties agreed that on August 22, 2011, a pipe in the ceiling burst and a significant flood occurred in the tenant's rental unit. The rental unit required extensive repairs. The parties agree that the majority of the work is now completed and there is approximately 5% left to be completed.

The parties agree the restoration company and the maintenance person for the building will inspect the rental unit the week of December 5, 2011, and any work that is found needed to be completed from the flood will be done within 30 days.

The parties agree that the tenants should be compensated at a rate of \$15.53 per day and the total number of days agreed to was 92. The total amount of compensation the landlord will pay to the tenants is \$1,428.76; a cheque will be issued to the tenants by the middle of December 2011.

The tenants have leave to re-apply for a monetary order, should this agreement be breached.

Conclusion

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*.

Dated: November 29, 2011.

Residential Tenancy Branch