



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC OLC RP PSF FF FF O

Introduction

This hearing dealt with an application by the tenants for monetary compensation, a reduction in rent, an order for repairs, an order that the landlord provide services or facilities required by law and an order that the landlord comply with the Act. Both tenants and an agent for the landlord participated in the teleconference hearing.

Settlement Agreement

During the hearing, the parties agreed to settle these matters, on the following conditions:

- 1) The tenants agree to withdraw their application;
- 2) The landlord agrees to immediately pay to the tenants \$225, representing \$75 per month for the months of November 2011, December 2011 and January 2012, as compensation for electrical issues in the house;
- 3) The tenants are entitled to deduct \$75 from their rent for February 2012, as compensation for electrical issues in the house;
- 4) If the tenants give the landlord written notice on or before January 31, 2012 that they intend to vacate the rental unit by February 29, 2012, then the tenancy will end on February 29, 2012 and the tenants will be released from the fixed term tenancy;
- 5) If the tenants do not give the landlord written notice on or before January 31, 2012 of their intention to vacate, then the tenants may deduct \$75 from their rent for March 2012, as compensation for electrical issues in the house; and
- 6) The tenancy will end on March 31, 2012 and the tenants will be released from the fixed term tenancy.

Conclusion

The landlord is entitled to an order of possession effective March 31, 2012. The tenants must be served with the order of possession. Should the tenants fail to comply with the

order, the order may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*. The parties are bound by the terms of this agreement, as well as by the terms of their tenancy agreement and the Act. Should either party violate the terms of this agreement, the tenancy agreement or the Act, it is open to the other party to take steps under the Act to end the tenancy or apply for monetary compensation or other orders under the Act.

As this matter was settled, I decline to award the tenants recovery of their filing fee for the cost of their application.

Dated: January 20, 2012.

Residential Tenancy Branch