



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNDC, LAT

### Introduction

This hearing was convened in response to an application by the Tenant pursuant to the *Residential Tenancy Act* (the “Act”) for Orders as follows:

1. A Monetary Order for compensation for loss - Section 67; and
2. An Order allowing the Tenant to change the locks to the unit – Section 70.

Both Parties attended the conference call hearing. During the Hearing, both Parties indicated their desire to reach an agreement to resolve the dispute and during the Hearing did reach a settlement agreement.

### Agreed Facts

The tenancy of a basement suite in the Landlord’s residence began on January 15, 2012. Rent in the amount of \$1,050.00 is payable in advance on the first day of each month. At the outset of the tenancy, the Landlord collected a security deposit from the Tenant in the amount of \$462.50. The Tenant was provided with digital cable and internet from the onset of the tenancy but on February 15, 2012 the Landlord disconnected the services. On February 26, 2012, the Tenants called the police to an incident involving an occupant of the Landlord’s upper residence. The Tenants have provided notice and are moving out of the unit on March 31, 2012. The Landlord has accepted the Tenants’ notice to end the tenancy.

### Settlement Agreement

Section 63 of the Act is set out as follows:

- (1) The director may assist the parties, or offer the parties an opportunity, to settle their dispute.

- (2) If the parties settle their dispute during dispute resolution proceedings, the director may record the settlement in the form of a decision or order.

Given the authority under the Act and the Parties agreement reached during the proceedings, I find that the Parties have settled their dispute and the following records this settlement as a decision:

**The Parties mutually agree as follows:**

- 1. The Landlord will pay the Tenants \$100.00 on or before March 31, 2012 in compensation for the loss of digital cable and internet and will immediately restore such digital cable and internet.**
- 2. The Tenants will change the lock to the unit door and at the end of the tenancy will restore the original lock.**
- 3. These terms comprise the full and final settlement of all aspects of this dispute for both Parties.**

Conclusion

The Parties have resolved the dispute as set out above on the mutually agreed upon terms.

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: March 14, 2012.

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Residential Tenancy Branch