

DECISION

Dispute Codes CNC, ERP, RP, RR, O

This is an application filed by the Tenant for an order cancelling the 1 month notice to end tenancy issued for cause, an order for the Landlord to make emergency repairs for health or safety concerns, to make repairs to the unit, site or property and to allow the Tenant to reduce rent for repairs, services or facilities agreed upon but not provided.

Both parties attended the hearing by conference call and gave testimony. Both parties confirmed that no documentary evidence was submitted other than the Tenant's copy of the 1 month notice to end tenancy for cause.

Section 63 of the Act provides that the parties may attempt to settle their dispute during a hearing. Pursuant to this provision, discussion between the parties at the beginning of the hearing led to a resolution. Specifically, it was agreed as follows:

Both parties agree that the Tenancy shall mutually end on August 31, 2012 at or before 1:00 pm and that the Landlord shall receive an order of possession to reflect the agreement. Both parties also agree as a condition of this settlement that the Tenant shall make payment of rent for August 2012 on August 1, 2012 of the monthly rent of \$750.00. The Tenant also agrees to pay to the Landlord \$40.00 for the replacement costs of the "FOB" access device by Friday, August 3, 2012.

The above particulars comprise full and final settlement of all aspects of the dispute arising from this application for both parties.

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: July 30, 2012.

Residential Tenancy Branch