



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes:

MNDC, OLC, ERP, RP, PSF, RR

Introduction

This hearing was scheduled in response to the Tenant's Application for Dispute Resolution, in which the Tenant seeks compensation for damage or loss under the Act; an Order that the Landlord comply with the Act; an Order that the Landlord make emergency and regular repairs to the rental unit; an Order that the Landlord provide services or facilities required by law; and a rent reduction for repairs, services or facilities agreed upon but not provided.

Both parties were present at the hearing and provided affirmed testimony.

Preliminary Matter

The Tenant's application arises because of uncompleted structural repairs to the rental property, which has left her without use of her balcony for 13 months and without use of her covered parking space for which she pays \$10.00 a month.

During the course of the Hearing, the parties set their minds to a coming to an agreement to settle the Tenant's claims. The Landlord's agent stated that another occupant in the rental property was meeting with the Landlord's agent on July 24, 2012, at 10:00 a.m., at the Landlord's place of business to discuss compensation. The Landlord's agent invited the Tenant to also take part in settlement discussions at that time.

The Tenant accepted this invitation and withdrew her Application. I explained to the parties that if the settlement discussions failed on July 24, 2012, the Tenant is at liberty to re-apply.

Conclusion

The Tenant withdrew her Application in order to enter into settlement discussions with the Landlord.

The Tenant is at liberty to re-apply if the settlement discussions fail.

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 18, 2012.

Residential Tenancy Branch