



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNR, ER, RP, PSF, FF

Introduction

This hearing dealt with an Application for Dispute Resolution by the tenant to cancel a ten day notice for unpaid rent issued on October 5, 2012, to have the landlord make emergency repairs and repairs for health and safety reasons, to provide services or facilities required by law and to recover the filing fee for the claim.

Both parties appeared, gave affirmed testimony and were provided the opportunity to present their evidence orally and in written and documentary form, and to cross-examine the other party, and make submissions at the hearing.

Settlement Agreement

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

- 1) The parties agreed the notice to end tenancy is cancelled and tenancy will continue;
- 2) The landlord agreed to replace the kitchen faucet;
- 3) The landlord agreed to fix the broken window in the living room;
- 4) The landlord agreed to repair the toilet in the main bathroom;
- 5) The landlord agreed to inspect the bathtub in the second bathroom to ensure the tub is properly sealed;
- 6) The landlord agreed all the above work will be completed by November 30, 2012; and
- 7) The landlord has agreed the tenant may deduct \$50.00 from the next month's rent to recover the cost of filing the application.

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

Conclusion

As a result of the above settlement agreement, I find that the tenancy will continue in accordance with the Act.

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: November 14, 2012.

Residential Tenancy Branch