



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC

Introduction

This hearing dealt with an Application for Dispute Resolution by the tenant for a monetary order for compensation for damage or loss under the Act, regulation or tenancy agreement, to have the landlord comply with the Act, to make emergency repairs and repairs for health or safety reasons, and 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 landlord agrees to have installed transition strips between the kitchen and living room floor;
2. The landlord agrees to have linoleum flooring and transition strips installed in the two bedrooms;
3. The landlord will inspect the gypsum board (drywall) and if needed it will be filled, sanded and painted;
4. The landlord agrees to have the kitchen cupboards installed;
5. The landlord will inspect the bathroom and determine if any repairs or finishing touchups are required;
6. The landlord agrees that they will inspect the rental unit after the above work has been completed and if required they will completed any touchups required, including baseboards;
7. The landlord agrees to inspect the windows for any broken locks and have those locks repaired.
8. The landlord agrees that the above work will be completed by December 21, 2012.
9. The tenant agrees to co-operate fully with the landlord in order to have the work completed.

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

As this matter was settled, I decline to award recovery of filing fees.

Conclusion

This settlement agreement was reached without any finding as to whom, if anyone, has breached the Act. That matter may be determined at a future hearing.

The parties are referred to Section 40 of the Residential Policy Guidelines – Useful Life of Building Elements. <http://www.rto.gov.bc.ca/documents/GL40.pdf>

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 15, 2012.
