



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      MNDC

### Introduction

This hearing was convened as a result of the tenant's application for dispute resolution under the *Residential Tenancy Act* (the "Act"). The tenant applied for a monetary order for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement.

The tenant and an agent for landlord (the "agent") attended the hearing. The parties gave affirmed testimony, were provided the opportunity to present their evidence orally and in documentary form prior to the hearing, and make submissions to me.

The agent confirmed that the landlord received the evidence package from the tenant and had the opportunity to review it prior to the hearing. I find the landlord was served in accordance with the *Act*.

### Preliminary Matter

During the hearing, the parties agreed that the agent should be removed as a named party to the application as she is not a landlord. By agreement of the parties, the name of the agent for the landlord was removed as a named party to this application.

### Settlement Agreement

During the hearing, the parties agreed to settle this matter, on the following conditions:

1. The landlord will grant a one-time rent reduction to the tenant in the amount of **\$50.00** which the tenant is authorized to deduct from March 2013 rent.
2. The compensation described in #1 above is in addition to the \$150.00 compensation already deducted from the tenant's November 2012 rent.
3. The tenant withdraws his application in full as final settlement of this monetary claim related to the inconvenience related to a washing machine repair.



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

Conclusion

The parties mutually agree that the tenant is authorized to deduct \$50.00 from March 2013 rent on a one-time basis as a full and final settlement of this matter.

This decision is final and binding on the parties, unless otherwise provided under the Act, and 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: December 28, 2012.

---

Residential Tenancy Branch