



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNR, MNDC, RR

Introduction

This hearing dealt with the tenant's Application for Dispute Resolution seeking to cancel a notice to end tenancy; an order to reduce rent; and a monetary order.

The hearing was conducted via teleconference and was attended by the tenant and two agents for the landlord.

Issue(s) to be Decided

The issues to be decided are whether the tenant is entitled to cancel a 10 Day Notice to End Tenancy for Unpaid Rent; to a monetary order for compensation for damage or loss; and for an order to reduce the rent for repairs not provided, pursuant to Sections 46, 62, 67, and 72 of the *Residential Tenancy Act (Act)*.

Background and Evidence

During the hearing the parties came to the following settlement:

1. The tenant withdraws her Application for Dispute Resolution;
2. The landlords agree to continue the tenancy;
3. The tenant agrees to make the following payments for rental arrears:
 - a. January 15, 2013 - \$545.00
 - b. February 15, 2013 - \$545.00
 - c. March 15, 2013 - \$150.00
 - d. April 15, 2013 - \$150.00
 - e. May 15, 2013 - \$145.00
 - f. June 15, 2013 - \$100.00; and
4. The tenant agrees that should she fail to make any of these payments on or before the specified date she must vacate the rental unit.

Conclusion

In support of this settlement and with agreement of both parties, I grant the landlord an order of possession effective **two days after service on the tenant**, only in the event the tenant fails to follow the settlement agreement payments. This order must be served on the tenant. If the tenant fails to comply with this order the landlord may file the order with the Supreme Court of British Columbia and be enforced as an order of that Court.

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: January 10, 2013.

