



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC, FF, O

Introduction

This matter dealt with an application by the Tenants for compensation for damage or loss under the Act, regulations or tenancy agreement, to recover the filing fee and for other considerations.

During the course of the hearing, the parties reached an agreement to settle these matters, on the following conditions:

1. The Landlord will replace the stairs going off the deck of the rental unit with new stairs that meet the present building codes. The stairs are to be constructed forthwith and completed in a reasonable period of time.
2. The Landlord agrees that he will not send the carpenter B.K. to the rental complex that the Tenants live in as there are issues between the carpenter and the Tenants.
3. The Tenants agree that the replacement of the stairs to the deck on their rental unit will be accepted as full settlement of their application dated November 1, 2012 and their monetary claim.
4. Both parties agree to continue the tenancy as stated in the tenancy agreement dated June 14, 2004 with any revisions.

Under section 63 (1) the director can assist parties or offer parties an opportunity to settle their dispute. Pursuant to section 63 of the Act the Landlord and the Tenants agreed to the above arrangement.

As no further action is required on this file, the file is closed.

Conclusion

The Landlord agrees to replace the stairs from the deck forthwith.

The Tenants accept this arrangement as full settlement of their application dated November 1, 2012.

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 23, 2013

Residential Tenancy Branch

