



# Dispute Resolution Services

Residential Tenancy Branch  
Office of Housing and Construction Standards

## RECORD OF SETTLEMENT

Dispute Codes      MNDC, ERP, RP, FF

This hearing dealt with an application by the tenant for a monetary order and an order compelling the landlord to perform repairs. At the hearing, the parties agreed to settle this matter on the following terms:

- The landlord will repair the roof of the rental unit by February 28, 2013;
- The landlord will compensate the tenant for inconvenience and loss of quiet enjoyment in the amount of \$100.00 per month for each of the months of November, December, January and February and may deduct \$400.00 from the rental payment due in February 2013;
- If the roof is not repaired by the end of February 2013, the tenant may deduct \$100.00 for each following month in which the roof repair is not complete; and
- The landlord will reimburse the tenant for the \$50.00 filing fee paid to bring this application which the tenant may deduct from the February 2013 rental payment, bringing the total February 2013 deduction to \$450.00.

As the issue has been settled, no further action is required and the file is closed.

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 17, 2013

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Residential Tenancy Branch

