



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

AGREEMENT REACHED BETWEEN THE PARTIES

Dispute Codes RP, PSF

Introduction

This matter dealt with an application by the tenant for an Order for the landlord to make repairs to the unit, site or property and for an Order for the landlord to provide services or facilities required by law.

Through the course of the hearing I assisted the parties in coming to an agreement in settlement of the tenant's claims. The Parties did not require me to make a decision in this matter but required me to record the agreement they mutually reached.

This agreement is as follows:

- The tenant agrees to move out of the rental unit on or before June 30, 2013.
- The landlord agrees to pay up to \$400.00 for a moving truck for the tenant as long as the tenant provides a receipt from the truck company.
- The landlord agrees the tenant may vacate the rental unit without one clear months notice as long as the tenant gives the landlord a date in which the tenant will be moving.
- The landlord agrees to sand down the 38 putty areas on the tenants walls and match the paint doing touch up paint on these areas to a reasonable standard within three weeks of today's date.

- The tenant agrees that the landlord will only be touching up the paint in these areas to a reasonable standard.
- The landlord agrees to look at the sprinkler system in the tenants unit to ensure the nozzles are free of paint. If the nozzles are stuck the landlord agrees that steps will be taken to free the nozzles within three weeks of today's date.
- The landlord agrees to look at the lighting track in the bedroom to ensure the CD that is covering the electrical box is removed and a cover compliant with BC electrical code is installed.
- The tenant agrees that no further complaints will be made about any of the issues raised at the hearing today including the stove top element or control knob.

Conclusion

Both Parties have reached an agreement during the hearing and this agreement has been recorded by the Arbitrator pursuant to section 62 of the *Act*.

This agreement is in full, final and binding settlement of the tenants claim.

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: April 10, 2013

Residential Tenancy Branch