



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      ERP PSF RR FF

### 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 an order directing the landlord to make emergency repairs for health or safety reasons, to provide services or facilities required by law, to allow the tenant to reduce rent for repairs, services or facilities agreed upon but not provided, and to recover the filing fee.

The tenant and landlord 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 landlord confirmed receiving the evidence package from the tenant and that he had the opportunity to review the evidence from the tenant prior to the hearing.

### Settlement Agreement

During the hearing, the parties agreed to settle all matters related to this tenancy to date, on the following conditions:

1. The parties agree that the landlord will arrange at his own cost, to have his workers attend the rental unit on Saturday, April 6, 2013 at 9:00 a.m. to repair the running water in the rental unit. The tenant agrees to allow access to the rental unit by the workers so that the repair can be completed.
2. The landlord agrees that if the running water is unable to be repaired on April 6, 2013, then he will arrange to have the running water in the rental unit repaired **no later than April 13, 2013.**

3. If the running water in the rental unit is not repaired by April 13, 2013, the tenant is at liberty to apply for additional monetary compensation and an emergency repair order against the landlord.
4. The landlord agrees to a rent reduction for the month of April 2013 of \$600.00 plus the \$50.00 filing fee from the normal monthly rent of \$1,300.00 for a balance owing for April 2013 rent by the tenant in the amount of \$650.00. The tenant agrees to pay the reduced April 2013 rent of \$650.00 within one day of this settled agreement.
5. Both parties agree that this settlement agreement represents a full and final settlement of all matters relating to this tenancy up until April 3, 2013, the date of this settled agreement.
6. The tenant agrees to withdraw her application in full as part of this settled agreement, and the tenancy will continue until ended in accordance with the *Act*.

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

#### Conclusion

I order the parties to comply with their settled agreement described above.

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: April 03, 2013

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Residential Tenancy Branch

