



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding GREEN GLEN JOINT VENTURE  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      OLC, ERP, RP, RR, FF, O

### Introduction

This hearing was convened by way of a conference call in response to an application made by the tenant for the landlords to: comply with the Act, regulation or tenancy agreement; make emergency repairs for health and safety reasons; and make repairs to the unit, site or property. The tenant also applied for a reduction in rent for facilities agreed upon but not provided, and to recover the filing fee from the landlords for the cost of this application.

Both parties attended the conference call hearing during which I assisted them in coming to an agreement in settlement of the tenant's application pursuant to Section 62 of the *Residential Tenancy Act*. I have recorded the agreement that was mutually reached as follows:

- The landlords allow the tenant to deduct \$160.00, as a onetime payment, from the tenant's June rent payment which at this time has not been paid. This amount relates to laundry costs which the tenant incurred since August 2012.
- The landlords agree that steps will continue to be taken to deal with those tenants smoking marijuana in the building by working closely with the police.
- The landlords agree to replace the faulty laundry machines. These will be replaced with old ones that were previously removed for unknown reasons, but ones which remain fully functional.

### 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* in full, final and binding settlement of the tenant's application.

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: June 13, 2013

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Residential Tenancy Branch