



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding THE LATITUDE BCS 1208
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNDC, PSF, RP, RR, FF

Introduction

This hearing was convened by way of conference call in response to an Application for Dispute Resolution by the tenant for; money owed or compensation for damage or loss under the Act, regulation or tenancy agreement, to reduce rent for repairs, services or facilities agreed upon but not provided; and to recover the cost of making this application. The tenant also applied to have the landlord make repairs to the unit or site and to provide services or facilities required by law.

Both parties attended the conference call hearing and no issues with regards to the service of documents were raised by either party.

Analysis

Pursuant to section 63 of the *Residential Tenancy Act*, the Arbitrator may assist the parties to settle their dispute and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order. During the hearing, the parties discussed the issues between them, engaged in a conversation, turned their minds to compromise and achieved a resolution of their dispute.

Both parties agreed to settle their dispute under the following terms:

1. The tenancy will end at 1:00 p.m. on July 31, 2013 and the tenant will vacate on this date. The landlord will have an Order of Possession effective for 1:00 p.m. on July 31, 2013 which is enforceable **if** the tenant fails to vacate on this date and time.
2. The landlord agrees to pay the tenant monetary compensation in the amount of \$1,875.00 for losses incurred as a result of damages to the rental unit. This is

payable by the landlord to the tenant on or before July 31, 2013. The tenant will have a monetary order in this amount which is enforceable **if** the landlord fails to pay this amount on or before the agreed date.

Conclusion

For the reasons set out above, I hereby grant an Order of Possession in favour of the landlord effective July 31, 2013 at 1:00 p.m.

I also grant the tenant a monetary order in the amount of \$1,875.00.

These orders are final and binding on the parties and may be enforced.

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: July 05, 2013

Residential Tenancy Branch