



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

### Dispute Codes:

CNC, MNDC, OLC, RR, SS, and FF

### Introduction

This hearing was scheduled in response to the Tenant's Application for Dispute Resolution, in which the Tenant has applied to set aside a Notice to End Tenancy for Cause; for a monetary Order for money owed or compensation for damage or loss; for an Order requiring the Landlord to comply with the *Residential Tenancy Act (Act)* or the tenancy agreement; for authority to reduce the rent; for authority to service documents or evidence in a different way than is required by the *Act*; and to recover the filing fee from the Landlord for the cost of this Application for Dispute Resolution.

Both parties were represented at the hearing.

The Agent for the Landlord stated that the Application for Dispute Resolution has incorrectly identified the Landlord. With the consent of both parties the Application for Dispute Resolution has been amended to show the correct name of the Landlord, as provided at the hearing by the Agent for the Landlord. The corrected name appears on the decision and Orders.

### Issue(s) to be Decided

Should the Notice to End Tenancy for Cause be set aside?

Is the Tenant entitled to a rent reduction and/or financial compensation as a result of repairs being made to the balcony of the rental unit and a problem with the plumbing?

### Background and Evidence

After considerable discussion the parties mutually agreed to resolve this dispute under the following terms:

- The tenancy will end on March 31, 2014
- The Landlord will receive an Order of Possession for the rental unit that is effective on March 31, 2014
- The Landlord will pay the Tenant \$350.00 within one week of receiving this decision.

Analysis

The parties have settled this dispute in accordance with the aforementioned terms.

Conclusion

On the basis of the settlement agreement, I grant the Landlord an Order of Possession that is effective **at 1:00 p.m. on March 31, 2014**. This Order may be served on the Tenant, filed with the Supreme Court of British Columbia, and enforced as an Order of that Court.

On the basis of the settlement agreement, I grant the Tenant a monetary Order for the amount \$350.00. In the event that the Landlord has not paid the Tenant \$350.00 within one week of receiving my decision, this Order may be served on the Landlord, filed with the Province of British Columbia Small Claims Court and enforced as an Order of that Court.

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: March 28, 2014

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Residential Tenancy Branch

