



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding 353806 BC Ltd
and [tenant name suppressed to protect privacy]

DECISION

Codes: MNDC

Introduction:

The tenant made a monetary claim for the breach of his covenant of quiet enjoyment..

Facts:

Both parties attended a conference call hearing. A tenancy began on April 15, 2013 with rent in the amount of \$ 950.00 due in advance on the first day of each month. The tenancy ended because of flooding and the tenant's concern of the landlord's failure to obtain an occupancy permit.

Settlement:

The parties settled this matter and they have asked that I record the agreement pursuant to section 63(2) as follows:

- a. In satisfaction for all claims the landlord and tenant now have or may have arising from this tenancy the parties agree that the landlord will pay the tenant the sum of \$ 1,148.00, and
- b. In consideration for this mutual settlement the parties agree that no further claims will be made by either party whatsoever arising from this tenancy.

Conclusion:

As a result of the settlement I granted the tenant a monetary Order in the amount of \$ 1,148.00. This order may be filed in the Small Claims Court and enforced as an order of that Court. There shall be no order as to reimbursement of the filing fee. I have dismissed all other claims made by the tenant without leave to reapply.

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 01, 2014

Residential Tenancy Branch

