



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

### **Dispute Codes:**

*MNDC, RP*

### **Introduction**

This hearing dealt with an application by the tenant, pursuant to the *Residential Tenancy Act*. The tenant applied for an order directing the landlord to carry out repairs and for a monetary order for compensation.

Both parties attended the hearing and were given full opportunity to present evidence and make submissions.

At the start of the hearing, the tenant informed me that the problem requiring repairs has since been fixed and therefore she was no longer in need of an order directing the landlord to carry out repairs. Accordingly, this hearing only dealt with the tenant's application for a monetary order.

### **Issues to be decided**

Is the tenant entitled to a monetary order for compensation?

### **Background and Evidence**

The tenancy started on June 01, 2013. On March 06, 2014, the landlord was informed that the intercom was not functioning and as a result, the mail person could not deliver mail. The issue was resolved on June 03, 2014. The reason for the length of time taken to repair the system was the age of the building and the non availability of replacement parts. The tenant was required to use transit to retrieve her mail

During the hearing the parties engaged in a conversation, turned their minds to compromise and achieved a resolution of their dispute.

### **Analysis**

Pursuant to Section 63 of the *Residential Tenancy Act*, the Arbitrator may assist the parties settle their dispute and if the parties settle their dispute during the hearing, the settlement may be recorded in the form of a decision or an order.

During this hearing, the parties reached an agreement to settle these matters, on the following conditions:

1. The landlord agreed to pay \$30.00 to the tenant in satisfaction of her claim.
2. The tenant agreed to accept \$30.00 in full and final satisfaction of her monetary claim.
3. A monetary order in this amount will be issued in favour of the tenant.

The parties agreed that the above particulars comprise full and final settlement of all aspects of the dispute for both parties.

### **Conclusion**

Pursuant to the above agreement, I grant the tenant a monetary order under section 67 of the *Residential Tenancy Act* for the amount of **\$30.00**. This order may be filed in the 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: June 18, 2014

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Residential Tenancy Branch

