



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Bayside Property Services Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes:

CNR, MNDC, ERP, RP, FF

Introduction

This hearing was convened 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 Unpaid Rent; for a monetary Order for money owed or compensation for damage or loss; for an Order requiring the Landlord to make repairs/emergency repairs to the rental unit; and to recover the filing fee from the Tenant for the cost of this Application for Dispute Resolution.

Both parties were represented at the hearing.

Issue(s) to be Decided

Should the Notice to End Tenancy for Unpaid Rent be set aside?

Is there a need to issue an Order requiring the Landlord to make repairs to the rental unit?

Is the Tenant entitled to compensation for a delay in making repairs to the rental unit?

Background and Evidence

After considerable discussion, including the Tenant's acknowledgement that she only paid \$870.00 of the \$1,070.00 in rent that was due for March of 2014, the Landlord and the Tenant mutually agreed to settle all issues currently in dispute in regards to this tenancy. The terms of the settlement agreement are:

- the tenancy will continue
- no rent or late fees are due for any period prior to July 31, 2014
- rent of \$1,070.00 is due on August 01, 2014

Analysis

This matter has been settled by mutual consent.

Conclusion

This settlement agreement is recorded 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 09, 2014

Residential Tenancy Branch

