



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding 0797804 BC Ltd.  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      DRI, CNR, MNR, RR

This is an application filed by the tenant to dispute an additional rent increase, an order cancelling the notice to end tenancy issued for unpaid rent, a monetary order for the cost of emergency repairs and to be allowed to reduce rent for repairs, services or facilities agreed upon but not provided.

Both parties attended the hearing by conference call and gave testimony.

Section 63 of the Residential Tenancy Act provides that the parties may attempt to settle their dispute during a hearing. Pursuant to this provision, discussion between the two parties during the hearing led to a resolution. Specifically, it was agreed as follows:

Both parties agreed that the tenant shall pay the rent arrears of \$749.99 (which consist of \$650.00 July rent and \$100.00 for 4 late rent payment fees of \$25.00) on August 1, 2014. The tenant stated that he would also pay the August 2014 rent of \$650.00 due on August 1, 2014 at the same time. In the future the tenant shall make direct deposit rent payments in advance of when rent is due on the 1<sup>st</sup> of each month to the landlord's bank account. The landlord shall credit to the tenant, \$126.49 for the cost of the broken window repair from the tenant's rent, one-time. The landlord shall withdraw their notice to end tenancy dated July 12, 2014 in exchange to the above 3 agreements.

The above particulars comprise full and final settlement of all aspects of the dispute arising from this application for both parties.

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 31, 2014

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Residential Tenancy Branch

