



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Sunnyside Villas Society
and [tenant name suppressed to protect privacy]

SETTLEMENT AGREEMENT

Dispute Codes MNDC OLC RP RR

Introduction

This hearing dealt with the tenant's application for monetary compensation, an order that the landlord comply with the Act, an order for repairs and a reduction in rent. The tenant and the landlord participated in the teleconference hearing.

Settlement Agreement

During the hearing, the parties agreed to settle these matters, on the following conditions:

- 1) the tenant agrees to withdraw her application;
- 2) on or before October 31, 2014 the landlord will carry out inspections and, if possible and reasonable, carry out repairs, as follows:
 - a. the landlord will inspect the bathroom fan in the rental unit and determine whether the fan ought to be replaced with a more powerful fan;
 - b. The landlord will inspect the entrance door to the unit to determine whether it is possible to take steps to prevent odours from coming in from the hallway; and
- 3) the tenant agrees to not involve or disturb other tenants regarding the issue of cigarette smoke or odours in and around the building.

Conclusion

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*. The parties are bound by the terms of this agreement, as well as by the terms of their tenancy agreement and the Act. Should either party violate the terms of this agreement, the tenancy agreement or the Act, it is open to the other party to take steps under the Act to end the tenancy or apply for monetary compensation or other orders under the Act.

Dated: September 29, 2014

Residential Tenancy Branch

