



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNDC, OLC, RP, MNR, FF

### Introduction

This hearing was convened in response to an application by the Tenant and an application by the Landlord pursuant to the *Residential Tenancy Act* (the “Act”) for Orders as follows:

The Tenant applied for:

1. A Monetary Order for compensation or loss - Section 67;
2. An Order for the Landlord to comply with the Act - Section 62
3. An Order for repairs; and
4. An Order to recover the filing fee for this application - Section 72.

The Landlord applied for:

1. An Order for unpaid rent or utilities - Section 67; and
2. An Order to recover the filing fee for this application - Section 72.

The Tenant and Landlord were each given full opportunity to be heard, to present evidence and to make submissions under oath. The Landlord agreed to make repairs to either the unit or garage door and to window screens by Monday October 13, 2014.

The Parties also resolved the remaining matters under dispute as contained in each Parties application.

Section 63 of the Act is set out as follows:

- (1) The director may assist the parties, or offer the parties an opportunity, to settle their dispute.

- (2) If the parties settle their dispute during dispute resolution proceedings, the director may record the settlement in the form of a decision or order.

Given the authority under the Act and the agreement reached between the Parties during the proceedings, I find that the Parties have settled their disputes and the following records this settlement as a decision:

**The Parties mutually agree as follows:**

- 1. The Landlord will pay the Tenants \$1,000.00;**
- 2. These terms comprise the full and final settlement of all aspects of this dispute for both Parties.**

Conclusion

The Parties have resolved the dispute as set out above on the mutually agreed upon terms. In order to give effect to the above agreement I provide the Tenant with a monetary order for \$1,000.00 which may be satisfied in full by a future rent reduction.

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: October 06, 2014

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Residential Tenancy Branch

