

Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

SETTLEMENT AGREEMENT

<u>Dispute Codes</u> MNR MNDC ERP FF O

Introduction

This hearing dealt with an application by the tenant for orders for repairs, emergency repairs and monetary compensation. 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) the landlord agrees to immediately address the following concerns:
 - a. repair or replace the boiler that provides heat for half of the rental unit;
 - b. replace the bathtub;
 - c. clean up garbage left behind that is causing a rodent issue; and
 - d. as necessary, trim branches from trees on the rental unit;
- 3) the landlord agrees to immediately inspect and if reasonable do repairs as follows:
 - a. address the gaping hole(s) under the door(s); and
 - b. address heat being lost due to the single-pane windows;
- 4) the landlord agrees after these above-noted six items have been addressed to inspect and address the remainder of concerns outlined in the tenant's application; and
- 5) the tenant may deduct from her next month's rent \$421.98, representing \$371.98 that the tenant paid for rodent poison and cages and the \$50 filing fee for the cost of her application.

Page: 2

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: October 10, 2014

Residential Tenancy Branch