



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Cyclone Holdings  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes: MNDC, ERP, RR

### Introduction:

The tenant has applied for Order to reduce the rent, compensation for loss of quiet enjoyment, reduction of rent and an Order to compel the landlord to make repairs to the unit.

### Facts:

A tenancy began on November 1, 2012 with rent in the amount of \$ 840.00. The tenant complained of a cockroach infestation which also allegedly damaged her scooter. The tenant requested to be relocated to a lower unit as her scooter did not fit into the elevator. Both parties attended this hearing.

### Settlement:

The parties settled this matter and I have recorded the agreement pursuant to section 63(2) that the landlord agree to the following terms:

- a. The landlord continue to use its best efforts to remediate the roach infestation,
- b. The landlord will relocate the tenant effective December 1, 2014 to a main floor unit for the monthly rent of \$ 840.00 per month,
- c. The landlord will compensate the tenant for all past inconvenience and loss of enjoyment of her suite because of the infestation by paying to the tenant the sum of \$ 840.00 on December 1, 2014, and,
- d. The tenant will cooperate with the landlord by regularly cleaning and de-cluttering her present and future suite.

Conclusion:

As a result of the settlement I have Ordered the landlord to complete items a. through c. and the tenant to complete d. The tenant has been awarded a monetary Order in the amount of \$ 840.00 effective December 1, 2014. I have dismissed all the tenant's other applications herein with leave to reapply only regarding any future issues. There will not be any recovery of the filing fee.

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: November 03, 2014

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Residential Tenancy Branch

