



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNDC, RR, FF, O

### Introduction

This hearing was convened by way of conference call in response to an Application for Dispute Resolution (the “Application”) made by the Tenant for: money owed or compensation for loss under *the Residential Tenancy Act* (the “Act”); for a reduction in rent for repairs, services or facilities agreed upon but not provided; to recover the filing fee and for ‘Other’ issues of which none were determined during the hearing.

The Tenant appeared for the hearing and provided affirmed testimony. An agent appeared with the Landlords for the hearing but only the Agent and the Landlords’ witness provided affirmed testimony.

The parties confirmed receipt of the Application and their respective documentary evidence.

Both parties provided lengthy evidence submissions during the hearing in relation to the Tenant’s Application. During the hearing, the Landlords also disclosed a monetary claim for unpaid utilities for which they had not made an Application for.

Before the hearing concluded, I invited the parties to settle the Tenant’s Application and a potential Application that the Landlords indicated they would be making through mutual agreement in this hearing. The parties discussed the issues between them, engaged in a conversation, turned their minds to compromise and achieved a resolution of their dispute.

### Settlement Agreement

Pursuant to Section 63 of the Act, the Arbitrator may assist the parties to settle their dispute and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order.

The Landlords **agreed** to settle the Tenant's Application **in full** and a potential Application they intended on making by giving the Tenant **\$450.00** in monetary compensation.

The Tenant is issued with a Monetary Order in the amount of \$450.00 which is enforceable in the Small Claims court if the Landlords fail to make payment in accordance with this agreement after receipt of this decision.

The parties are cautioned to retain evidence in relation to the steps taken to meet the above terms and conditions.

This agreement and order is fully binding on the parties and is in **full and final satisfaction of the issues associated with this tenancy**. No further Applications are permitted by the parties. This file is now closed.

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 12, 2014

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Residential Tenancy Branch

