



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding COLLIERS INTERNATIONAL
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNDC, RP, RR, FF

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 the following issues: for money owed or compensation for damage or loss under the *Residential Tenancy Act* (the “Act”), regulation or tenancy agreement; for the Landlord to make repairs to the rental unit; to allow the Tenant to reduce rent for repairs agreed upon but not provided; and to recover the filing fee from the Landlord for the cost of the Application.

An agent for the Landlord and the Tenant appeared for the hearing and provided affirmed testimony. No issues in relation to the service of the Tenant’s Application and the parties’ documentary evidence used in this hearing were raised by the parties.

The parties confirmed that the repairs to the rental suite had been remedied and the Tenant no longer required any action in this respect. As a result, I dismissed the Tenant’s Application for repairs to the rental unit.

Before I invited the parties to present evidence for the remaining issues on the Tenant’s Application, I offered the parties an opportunity to settle this matter through mutual agreement.

The parties had a small discussion regarding the repair issues between, engaged in a conversation, turned their minds to compromise and achieved a resolution of the 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 Landlord agreed to pay the Tenant **\$425.00** in full satisfaction of the Tenant's Application.

The Landlord agreed to pay this to the Tenant forthwith and the Tenant is issued with a Monetary Order for this amount. The Landlord is cautioned to retain documentary evidence in relation to the payment made to meet the above terms and conditions.

This agreement and order is fully binding on the parties. This file is now closed.

Conclusion

The Tenant's Application for repairs to the rental unit is dismissed.

The Tenant is issued with a Monetary Order in the amount of **\$425.00** which is enforceable in the Small Claims court if the Landlord fails to make payment to the Tenant.

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: January 14, 2015

Residential Tenancy Branch

