



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes: MNDC, OLC, RR, O

Introduction:

The tenant has applied for Order to reduce the rent, compensation for loss of quiet enjoyment, and an Order to compel the landlord to comply with the Act.

Facts:

A tenancy began on April 1, 2013 with rent in the amount of \$ 525.00. The tenant requested her rent to be reduced as per the subsidy, and compensation for being disturbed as a result of a neighbour's alleged consumption of illegal drugs. 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 which all are to be completed by November 30, 2014:

- a. The landlord agrees that for the duration of the tenancy subject to the Act the economic rent shall be \$ 849.00 and the tenant's actual required contribution shall be \$ 525.00,
- b. The landlord agrees that the tenant may move into the first available suitable suite in substitution of the current one, and
- c. The tenant agrees to make any future complaints to the landlord in writing and the landlord agrees to investigate all complaints diligently.

Conclusion:

As a result of the settlement I have dismissed the tenant's applications with leave to reapply. 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: May 12, 2015

Residential Tenancy Branch

