



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC, FF

Introduction

This matter dealt with an application by the Tenant for compensation for loss or damage under the Act, regulations or tenancy agreement and to recover the filing fee for this proceeding.

The Tenant said she served the Landlord with the Application and Notice of Hearing (the “hearing package”) by registered mail on May 26, 2015. I find that the Landlords were served with the Tenant’s hearing package as required by s. 89 of the Act and the hearing proceeded with both parties in attendance.

Issues(s) to be Decided

1. Is there a loss or damage to the Tenant and is the Tenant entitled to compensation?

During the course of the hearing, the parties reached an agreement to settle these matters, on the following conditions:

1. the Landlord agrees to pay the Tenant \$200.00 plus the cost of any increased hydro for the 2 week time period in April/May, 2015, when the restoration company was in the unit repairing the water damage. The Tenant will provide hydro receipts for before, during and after the work was done so that the hydro costs used by the restoration company can be calculate.
2. The Landlord and Tenant agreed the \$200.00 compensation and any agreed increase in hydro costs would be deducted from the Tenant’s rent payment.

Under section 63 (1) the director can assist parties or offer parties an opportunity to settle their dispute. Pursuant to section 63 of the Act the Landlords and the Tenant agreed to the above arrangement.

As no further action is required on this file, the file is closed.

Conclusion

The parties agreed to the Landlord reducing the Tenant's rent by \$200.00 plus any increased hydro costs to the Tenant from the restoration company using the Tenant's hydro.

This agreement is full settlement of the Tenant's application.

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: October 05, 2015

Residential Tenancy Branch

