



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

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

DECISION

Codes: MNDC, OLC, RP, RR

Introduction:

The tenant has applied for a Monetary Order and or reduction of rent for compensation for breach of his covenant of quiet enjoyment, and failure to make repairs to his unit.

Facts:

A tenancy began April 1, 2012 with rent in the amount of \$ 765.00. The tenant complained of failure to make certain repairs and of excessive noise from his neighbour.

Settlement:

The parties settled this matter and I have recorded the agreement pursuant to section 63(2) as follows:

- a. The landlord promises to repair the tenant's bathroom fan,
- b. The landlord promises to remediate all mould in the tenant's unit including the bathroom and living room,
- c. The tenant promises to document all noise complaints in writing to the landlord who promises to act upon those complaints, and
- d. The landlord promises to investigate whether the building intercom system can operate without the tenant subscribing to a telephone service.

Conclusion:

As a result of the settlement I have dismissed all the tenant's applications with leave to reapply.

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*.

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Dated: October 20, 2015

Residential Tenancy Branch

