



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Jordan Development Corporation Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNDC, OLC, RR, O, FF

Introduction

This hearing dealt with the tenant's Application for Dispute Resolution seeking a monetary order and a rent reduction.

The hearing was conducted via teleconference and was attended by the tenant; her agent and two agents for the landlord.

Issue(s) to be Decided

The issues to be decided are whether the tenant is entitled to a monetary order for compensation and a future rent reduction for the failure to provide parking and to recover the filing fee from the landlord for the cost of the Application for Dispute Resolution, pursuant to Sections 27, 65, 67, and 72 of the *Residential Tenancy Act (Act)*.

Background and Evidence

During the hearing the parties reached the following settlement:

1. The parties agree the tenancy agreement is amended to no longer include parking as included in the rent amount;
2. The parties agree the landlord is no longer be obligated to provide parking to the tenant as part of the tenancy;
3. The parties agree the landlord will pay the tenant \$280.00 as compensation for parking previously not provided;
4. The parties agree the rent is reduced by \$10.00 per month commencing December 1, 2015 reducing the current rent from \$865.00 to \$855.00 until such time as the landlord may implement a rent increase that is compliant with the *Act*, and

5. The parties agree the landlord will pay the tenant \$25.00 towards the filing fee for this Application for Dispute Resolution.

Conclusion

I find the above settlement resolves the issues brought forward in the tenant's Application.

Based on the above settlement and with agreement of both parties I grant the tenant a monetary order in the amount of **\$305.00**.

This order must be served on the landlord. If the landlord fails to comply with this order the tenant may file the order in the Provincial Court (Small Claims) and be enforced as an order of that Court.

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 17, 2015

Residential Tenancy Branch

