



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC, MNDC

Introduction:

The tenant has applied for several Orders: for repairs, to reduce the rent, and to suspend the landlord's right of entry to the unit. Both parties were present at the hearing and the landlord admitted service of the application.

Facts:

A hearing was conducted in the presence of both parties. A tenancy began on May 31, 2013 with rent in the amount of \$ 710.00 due in advance on the third day of each month. The tenant did not pay any a security deposit.

Settlement:

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

- a. The parties have agreed to end the tenancy effective March 31, 2016 at 1:00 PM,
- b. The tenant's rent will be reduced to \$ 510.00 for the remainder of the tenancy,
- c. The tenant will not pay any arrears of rent owing from the beginning of the tenancy to the date of this hearing except for the \$ 510.00 for rent for November 2015,
- d. The landlord agrees to make the following repairs by January 3, 2016:
 1. Repair the downstairs bathroom shower, toilet, floor and ceiling, and

2. Repair the upstairs bathroom toilet leak.

- e. The tenant will give the landlord access to the unit to make all repairs and the parties will treat each other with courtesy for the remainder of the tenancy.

Conclusion:

As a result of the settlement I have granted the landlord an Order for Possession effective March 31, 2016 at 1:00 PM. This order may be enforced in the Supreme Court of B.C. There shall be no order as to reimbursement of the filing fee herein. I have dismissed all of the tenant's other claims herein with leave to reapply. The landlord must serve the tenant with a copy of the decision and Order.

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 03, 2015

Residential Tenancy Branch

