



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Codes: CNR, ERP, RR, PSF

Introduction:

The tenant has applied for an Order to cancel a Notice to End the Tenancy for Non-payment of rent dated January 27, 2016 with an effective date of February 2, 2016, an Order to reduce the rent, make repairs and provide services. Both parties attended the hearing.

Facts:

A tenancy began in July of 2014 with rent in the amount of \$ 1,200.00 plus utilities. The landlord claimed that he was not receiving the tenant's portion of the rent from Social Assistance from December 2015 through March 2016. The tenant claimed that Social Assistance had paid the rent and that the landlord had not repaired a faulty hot water heating tank.

Settlement:

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

- a. The notice to End the Tenancy dated January 27, 2016 is cancelled,
- b. By close of business on March 4, 2016: the tenant will produce proof of rent payment from Social Assistance and utilities to the landlord, will ensure that her portion of the rent is paid up to date and that all future rents on her behalf be paid by Social Assistance directly to the landlord, or the landlord is permitted to issue a new Notice to End the Tenancy, and
- c. The landlord will make repairs to the hot water tank by March 4, 2016 close of business.

Conclusion:

As a result of the settlement I have cancelled the Notice to End the Tenancy for Non-payment of rent dated January 27, 2016 with an effective date of February 2, 2016. I ordered the landlord to make the aforementioned repairs, the tenant to provide proof of rent payment and ensure that all future portions of her rent be paid by Social Assistance directly to the landlord. I have dismissed with leave all other claims made by the tenant. There will not be any order as to the 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*.

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: March 01, 2016

Residential Tenancy Branch