



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC, RR, FF

Introduction

This hearing was convened by way of conference call in response to an Application for Dispute Resolution (the “Application”) made by the Tenant for: money owed or compensation for loss under *the Residential Tenancy Act* (the “Act”); for a reduction in rent for repairs, services or facilities agreed upon but not provided; and to recover the filing fee.

Both parties appeared for the hearing and provided affirmed testimony. The Landlord confirmed receipt of the Tenant’s Application as well as the Tenant’s documentary evidence served prior to the hearing. The Landlord confirmed that he had not provided any evidence prior to this hearing.

The hearing process was explained to the parties and they had no questions about the proceedings. Both parties were given a full opportunity to present their evidence, make submissions to me, and cross examine the other party on the evidence provided.

Section 63 of the Act allows an Arbitrator to assist the parties to settle their dispute. If the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order. After the parties had finished presenting their evidence, I offered the parties any opportunity to settle the dispute by mutual resolution. The parties discussed the issues between them, engaged in a conversation, turned their minds to compromise and achieved a resolution of their dispute as follows.

Settlement Agreement

The Landlord **agreed** to settle the Tenant’s Application **in full** by agreeing to give the Tenant **\$213.11** in monetary compensation. The Tenant is issued with a Monetary Order for this amount which is enforceable in the Small Claims Division of the Provincial

Court **if** the Landlord fails to make payment in accordance with this agreement after receipt of this Decision.

The Landlord is cautioned to retain documentary evidence of payment made to meet the terms of this agreement. The Landlord is to make payment to the Tenant's address which is detailed on the front page of this Decision and was amended on the Tenant's Application.

This agreement and order is fully binding on the parties and is in full satisfaction of the Tenant's Application. The parties confirmed their voluntary agreement and understanding of resolution in this manner both during and at the conclusion of the hearing. This file is now closed. This Decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the Act.

Dated: November 22, 2016

Residential Tenancy Branch