



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Prospero Realty Inc.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNDC, RP, RR, FF

Introduction

This hearing was convened by way of conference call concerning an application made by the tenant seeking a monetary order for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement; for an order that the landlord make repairs to the unit, site or property; for an order reducing rent for repairs, services or facilities agreed upon but not provided; and to recover the filing fee from the landlord for the cost of the application.

The hearing did not conclude on the first scheduled date and was adjourned to allow the parties to discuss a possible settlement of this dispute. My Interim Decision was provided to the parties.

The tenant and 2 agents for the landlord company attended the hearing on both scheduled dates.

During the course of the second scheduled hearing date, the parties agreed to settle this dispute in the following terms:

- The tenant withdraws the application;
- Rent will be reduced from \$1,300.00 per month to \$1,250.00 per month commencing with February, 2017;
- If the tenant provides the landlord with 1 month's written notice to vacate the rental unit prior to the end of the fixed term, being April 30, 2017, the tenant may vacate without penalty and the landlord will assist with moving expenses by providing the tenant with \$600.00 and by returning the \$650.00 security deposit to the tenant forthwith.

Conclusion

For the reasons set out above, and by consent, I hereby order the parties to comply with the settlement agreement recorded above.

Since the parties have settled this dispute, I decline to order that the tenant recover the filing fee from the landlord.

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: January 12, 2017

Residential Tenancy Branch