



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC RP LRE RR

Introduction

This hearing was convened as a result of the Tenant's Application for Dispute Resolution, received at the Residential Tenancy Branch on November 18, 2016 (the "Application"). The Tenant applied for the following relief pursuant to the *Residential Tenancy Act* (the "Act"):

- an monetary order for money owed or compensation for damage or loss;
- an order that the Landlord make repairs to the unit, site or property;
- an order suspending or setting conditions on the Landlord's right to enter the rental unit; and
- an order allowing the Tenant to reduce rent for repairs, services or facilities agreed upon but not provided.

Preliminary and Procedural Matters

During the Hearing, the Landlord A.T.R.D. confirmed her current mailing address and the correct spelling of her name. Pursuant to section 64(3) of the *Act*, I amend the Tenant's Application to reflect these changes.

Settlement

The opportunity for settlement was discussed with the parties during the hearing. The parties were advised there is no obligation to resolve the dispute through settlement, but that I could assist the parties to reach an agreement, which would be documented in my Decision.

During the hearing, the parties mutually agreed to settle this matter as follows:

1. The Landlord agrees to replace the flooring in the Tenant's bedroom as soon as possible, and no later than February 15, 2017.
2. The Tenant agrees to remove all furniture and other items from her bedroom to facilitate the flooring replacement.
3. The Landlord agrees to fully address mold and moisture in the Tenant's rental unit as soon as possible, and no later than February 15, 2017.
4. The Landlord agrees to compensate the Tenant \$700.00. The parties agree that the Tenant will not pay rent when due on February 1, 2017, in satisfaction of this amount.
5. The Tenant agrees to withdraw her Application in full as part of this mutually agreed settlement.

The parties are encouraged to continue to communicate regarding the timing of the repairs described in this settlement agreement to ensure the work is completed in a timely fashion.

This settlement agreement was reached in accordance with section 63 of the *Act*.

Conclusion

I order the parties to comply with the terms of their mutually settled agreement described above.

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 04, 2017

Residential Tenancy Branch