



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Capilano Property Management Services
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes ERP, PSF, RR, FF

Introduction

This hearing was convened in response to an application by the Tenant pursuant to the *Residential Tenancy Act* (the “Act”) for Orders as follows:

1. An Order for emergency repairs - Section 32;
2. An Order for the provision of services and facilities - Section 65;
3. An Order for a rent reduction - Section 65; and
4. An Order to recover the filing fee for this application - Section 72.

The Landlord and Tenant were each given full opportunity under oath to be heard, to present evidence and to make submissions.

The Tenant states that the claim for repairs and services was in relation to heat and hot water and that these services/utilities have since been repaired. As the Tenant no longer requires repair orders in relation to heat and hot water I dismiss the claims in relation to repair and the provision of services. During the hearing the Parties reached an agreement to settle the dispute.

Agreed Facts

The tenancy began on July 1, 2006. Rent of \$965.00 is payable on the first day of each month. The tenancy agreement provides that heat and hot water is included in the rent.

Settlement Agreement

The Parties mutually agree as follows:

- 1. The Tenant will reduce April 2017 rent by \$325.00; and**
- 2. These terms comprise the full and final settlement of all aspects of this dispute for both Parties.**

Section 63 of the Act provides that if the parties settle their dispute during dispute resolution proceedings, the settlement may be recorded in the form of a decision or order. Given the mutual agreement reached during the Hearing, I find that the Parties have settled their dispute as recorded above.

Conclusion

The Parties have settled the dispute.

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: February 21, 2017

Residential Tenancy Branch