



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Brown Bros Inc.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes:

RP, O, FF

Introduction:

This hearing was convened in response to an Application for Dispute Resolution filed by the Tenants in which the Tenants applied for an Order requiring the Landlord to make repairs, for “other”, and to recover the fee for filing this Application for Dispute Resolution. It is readily apparent from the Application for Dispute Resolution that the Tenants are also applying for a rent reduction, and that matter should be considered at these proceedings.

Issue(s) to be Decided:

Are the Tenants entitled to a rent reduction?

Is there a need to issue an Order requiring the Landlord to make repairs to the rental unit?

Background and Evidence:

Before service of documents was discussed both parties indicated their desire to enter into a settlement agreement.

The Landlord and the Tenants stated that they wish to resolve all issues in dispute at these proceedings under the following terms:

- The Landlord will pay \$1,557.22 to the Tenants;
- The Tenants will receive a monetary Order for that amount that is enforceable only if the Landlord does not pay the money to the Tenants by February 28, 2017.

Analysis:

The dispute has been settled in accordance with the aforementioned settlement agreement.

Conclusion:

On the basis of the settlement agreement I grant the Tenants a monetary Order for \$1,557.22. In the event the Landlord does not voluntarily comply with this Order by February 28, 2017, it may be served on the Landlord, filed with the Province of British Columbia Small Claims Court and enforced as an Order of that Court.

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 22, 2017

Residential Tenancy Branch