



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      RP, RR, MNDC, OLC

### Introduction

The Application for Dispute Resolution filed by the Tenant seeks the following:

- a. An order for a monetary order in the sum of \$260
- b. A repair order
- c. An order for the reduction of rent for repairs, services, or facilities agreed upon but not provided

A hearing was conducted by conference call in the presence of both parties. On the basis of the solemnly affirmed evidence presented at that hearing, a decision has been reached. All of the evidence was carefully considered.

The parties advised they had reached a settlement.

I find that the Application for Dispute Resolution/Notice of Hearing was served on the Landlord by mailing, by registered mail to where the landlord resides on January 6, 2017. With respect to each of the applicant's claims I find as follows:

### Issue(s) to be Decided

The issues to be decided are as follows:

- a. Whether the tenant is entitled to an order for repairs?
- b. Whether the tenant is entitled to an order for the abatement of past or future rent and if so how much?
- c. Whether the tenant is entitled to a monetary order?

### Background and Evidence

The tenancy began on September 1, 2012. The tenancy agreement provided that the tenant(s) would pay rent of \$525 per month payable in advance on the first day of each month. The tenant(s) paid a security deposit of \$262.50 at the start of the tenancy.

### Settlement:

At the start of the hearing the parties advised they had reached a settlement and they asked that I record the settlement as follows:

- a. The landlord shall pay to the tenant the sum of \$78.
- b. The parties request the arbitrator to grant a monetary order in this sum.
- c. This is a full and final settlement of all matters raised in this application.

As a result of the settlement I ordered that the landlord pay to the Tenant the sum of \$78. All other claims in the application are dismissed.

It is further Ordered that this sum be paid forthwith. The applicant is given a formal Order in the above terms and the respondent must be served with a copy of this Order as soon as possible.

Should the respondent fail to comply with this Order, the Order may be filed in the Small Claims division of the Provincial Court and enforced as an Order of that Court.

**This decision is final and binding on both parties.**

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 08, 2017

---

Residential Tenancy Branch