



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION AND RECORD OF SETTLEMENT

Dispute Codes CNL, DRI, ERP, MNDC, MNSD, OLC, RP, RR, FF

Section 63 of the *Act* provides that if the parties settle their dispute during a hearing the Director may record the settlement in the form of a decision or an order. Pursuant to the above provision, discussion between the parties during the hearing led to a settlement / resolution. Specifically, the parties agreed and confirmed as follows;

1. the tenant and landlord agree to set aside the 2 Month Notice;
2. the tenant and landlord agree that this tenancy will continue until it is ended in accordance with the *Act*;
3. the tenant and landlord agree that no later than May 30, 2017, the landlord will repair the following;
 - three electrical outlets in the living room
 - two electrical outlets in the kitchen
 - three elements on the stove
 - the stove oven
 - back door
 - rat infestation and rat holes
 - bathroom shower leak
 - dryer vent
4. the tenant and landlord agree that May 2017 rent is waived and therefore the tenant is not responsible for May 2017 rent;
5. the tenant and landlord agree that the tenant will deduct \$100.00 from June 2017 rent as compensation for the paid filing fee.

The above particulars comprise **full and final settlement** of all aspects of the dispute arising from this application. The parties confirmed at the end of the hearing that this agreement was made on a voluntary basis and that the parties understood the nature of this full and final settlement of this matter.

This Decision and Settlement Agreement are final and binding on both parties.

Conclusion

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: April 27, 2017

Residential Tenancy Branch