



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

AGREEMENT REACHED BETWEEN BOTH PARTIES

Dispute Codes

MNDC, OPT, RR, O, FF

Introduction

This matter dealt with an application by the tenant for a Monetary Order for money owed or compensation for damage or loss under the *Residential Tenancy Act (Act)*, regulations or tenancy agreement; for an Order of Possession for the rental unit; for an Order allowing the tenant to reduce rent for repairs services or facilities agreed upon but not provided and to recover the filing fee from the landlord for the cost of this application.

Section 63 of the *Residential Tenancy Act* provides that the parties may attempt to settle their dispute during a hearing. Pursuant to this provision, discussion between the parties during the hearing led to a resolution. Specifically, it was agreed as follows;

- The landlord agreed to pay compensation to the tenant for 21 days in March and April to an amount of \$1,015.04 for the period of time the tenant was unable to reside in the rental unit due to repairs;
- The landlord agreed to pay to the tenant the amount of \$30.00 in compensation towards the tenants costs for doing laundry;
- The landlord agreed to pay to the tenant \$420.00 towards the costs incurred by the tenant to eat out;
- The tenant agreed to pay a pet damage deposit to the landlord of \$737.50;

- The parties agreed the pet damage deposit may be deducted from the compensation payments due to the tenant from the landlord. The landlord will then hold the amount of \$737.50 in trust until the end of the tenancy;
- The tenant agreed to withdraw his application in its entirety.
- The landlord agreed therefore to pay the balance of **\$727.54** on or before May 31, 2017.

These particulars comprise the **full and final settlement** of all aspects of this dispute for both parties. 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. Both parties understood and agreed that the above terms settle all aspects of the dispute and are **final and binding on both parties** and that any Order is enforceable.

Conclusion

This settlement agreement was reached in accordance with section 63 of the *Act*. The parties are bound by the terms of this agreement. Should either party violate the terms of this settled agreement, it is open to the other party to take steps under the *Act* to seek remedy.

As this matter was settled, I have not awarded the tenant recovery of his filing fee.

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: May 23, 2017

Residential Tenancy Branch