



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding VANAK PROPERTIES
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes

DRI MNR MNDC ERP RP FF

Introduction

This hearing dealt with the Tenant's Application for Dispute Resolution, received at the Residential Tenancy Branch on May 15, 2017 (the "Application"). The Tenant applied for the following relief pursuant to the *Residential Tenancy Act* (the "Act"):

- an order cancelling a rent increase;
- a monetary order for the cost of emergency repairs;
- a monetary order for money owed or compensation for damage or loss;
- an order that the Landlord make emergency repairs for health or safety reasons;
- an order that the Landlord make repairs to the unit, site or property; and
- an order granting recovery of the filing fee.

The Tenant attended the hearing on her own behalf and was assisted by K.P. The Landlords were represented at the hearing by M.M. All parties giving evidence provided a solemn affirmation.

Settlement

The opportunity for settlement was discussed with the parties during the hearing. The parties were advised there is no obligation to resolve the dispute through settlement, but that I could assist the parties to reach an agreement, which would be documented in my Decision.

During the hearing, the parties agreed to settle this matter as follows:

1. The parties agree that, **effective July 1, 2017**, rent in the amount of **\$741.00** per month will be due and payable on or before the first day of each month.
2. The Landlords agree to investigate and address the presence of mice and mold in the Tenant's rental unit.
3. The Landlords agree to have a maintenance person make necessary repairs to windows, closets, stove and fridge in the Tenant's rental unit.
4. The Landlords agree to provide notice of entry to the Tenant's rental unit in accordance with section 29 of the *Act*.
5. The Tenant agrees to withdraw the Application in full as part of this mutually agreed settlement.

This settlement agreement was reached in accordance with section 63 of the *Act*. As the matter was resolved through negotiation, I decline to grant recovery of the filing fee.

Conclusion

The parties are ordered to comply with the terms of the settlement agreement described above.

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: June 16, 2017

Residential Tenancy Branch