



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION AND RECORD OF SETTLEMENT

Dispute Codes

RI

Introduction

This hearing was convened in response to an application by the landlord seeking an Order and authorization for a rent increase additional than permitted by the *Residential Tenancy Act* and *Regulations*. The tenant and the landlord attended the conference call hearing and provided testimony.

Background and Evidence

Section 63 of the *Residential Tenancy Act* provides that the parties may attempt to settle their dispute(s) during a hearing. Pursuant to this provision, discussion between the parties during the hearing led to a settlement agreement as follows. Specifically:

1. The parties agree that beginning **September 01, 2017** the payable monthly rent under the tenancy agreement will be **\$700.00**.
2. The parties agree the tenant will **supplement the security deposit** held in trust by the landlord in the additional amount of **\$100.00** and that this will be provided to the landlord **August 01, 2017**.
3. The landlord agrees to endeavour **to resolve the heating control issues** of the rental unit to the tenant's satisfaction. Moreover, the parties agree to co-operate to do what is reasonably possible to provide the tenant with some control of the heating system as supplied to the rental unit

These particulars comprise the full and final settlement of all aspects of the landlord's application. Both parties testified they understood and agreed to the above terms. The

parties confirmed this agreement was made on a voluntary basis and that the parties understood the nature of this **full and final settlement** of the landlord's application.

Conclusion

The parties settled the landlord's application in the above terms.

This Decision and Settlement are final and binding.

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: July 19, 2017

Residential Tenancy Branch