



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ERP FF MNDC OLC RP RR

Introduction

This hearing dealt with the tenants' application pursuant to the *Residential Tenancy Act* (the *Act*) for:

- an Order directing the landlord to make emergency repairs pursuant to section 33;
- a reduction in rent pursuant to section 65 of the *Act*;
- an Order directing the landlord to comply with the *Act* pursuant to section 62;
- a Monetary Order pursuant to section 67; and
- a return of the filing fee pursuant to section 72.

Both the tenants and the landlord attended the hearing. Both parties were given a full opportunity to be heard, to present their sworn testimony, to make submissions, to call witnesses and to cross-examine one another.

The landlord confirmed receipt of the tenant's application for dispute resolution hearing package ("Application") and evidence by way of Canada Post Registered Mail. In accordance with sections 88 and 89 of the *Act*, I find that the landlord was duly served copies of the tenants' application and evidence.

Analysis

Pursuant to section 63 of the *Act*, the Arbitrator may assist the parties to settle their dispute and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order. During the hearing the parties discussed the issues between them, turned their minds to compromise and achieved a resolution of their dispute.

Both parties agreed to the following final and binding settlement of all issues currently under dispute at this time:

1. Both parties agreed to meet on August 18, 2017 at 5:00 P.M. to perform an inspection of the rental unit. During this time, the landlord will take note of any outstanding repairs that are required.
2. The landlord agreed to inspect the flooring in the hallway, the front and back doors, the washer and dryer, the fridge and to have the tap water tested.
3. Both parties agreed that following this inspection, the landlord's contractors will be given access to the property to perform necessary repair work.
4. Both parties agreed that this settlement agreement constituted a final and binding resolution of the tenant's application.

These particulars comprise the full and final settlement of all aspects of this dispute for both parties. Both parties testified at the hearing that they understood and agreed to the above terms, free of any duress or coercion. Both parties testified that they understood and agreed that the above terms are legal, final, binding and enforceable, which settle all aspects of this dispute.

Conclusion

The parties agreed to meet on August 18, 2017 at 5:00 P.M. to inspect the rental unit and make all necessary repairs.

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: August 8, 2017

Residential Tenancy Branch