



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ERP OLC

Introduction

This hearing was convened as a result of the Tenant's Application for Dispute Resolution, dated May 15, 2017 (the "Application"). The Tenant applied for the following relief pursuant to the *Residential Tenancy Act* (the "Act"):

- A monetary order for compensation for the cost of emergency repairs made by the Tenant; and
- An order that the Landlord comply with the *Act*, regulation, and/or the tenancy agreement.

The Tenant attended the hearing in person and was accompanied by a law student/advocate, J.H., and a translator. The Landlord was represented at the hearing by S.J., an agent.

Settlement

The opportunity for settlement was discussed with the parties during the hearing. The parties were informed on several occasions that 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. The Tenant's agent, J.H., asked the Tenant to confirm he understood the terms of settlement, and that he wished to proceed with settlement on the terms below. This was accomplished through the Tenant's interpreter.

The parties agreed to settle this matter as follows:

1. The parties agree the Landlord will pay the Tenant the sum of \$270.00 no later than October 31, 2017 (the "Settlement Payment").
2. The parties agree the Settlement Payment will be payable to the Tenant but mailed to the office of J.H., whose address was provided during the hearing.
3. The parties agree this settlement resolves all issues arising from the tenancy, including payment of a monetary order in favour of the Landlord, dated May 12, 2017.

This settlement agreement was reached in accordance with section 63 of the *Act*. As this outcome was achieved through negotiation, I decline to award recovery of the filing fee to the Tenant.

Conclusion

I order the parties to comply with the terms of the settlement agreement set out above.

In support of the agreement, I grant the Tenant a monetary order in the amount of \$270.00, which may be filed in and enforced as an order of the Provincial Court of British Columbia (Small Claims), if the Settlement Payment is not received by the Tenant in accordance with the above agreement.

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: October 11, 2017

Residential Tenancy Branch