



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPR, MNR  
                              CNR, ERP, RP, FF

### Introduction

This hearing was convened by way of conference call concerning applications made by the landlord and by the tenant. The landlord has applied for an Order of Possession and a monetary order for unpaid rent or utilities. The tenant has applied for an order cancelling a notice to end the tenancy for unpaid rent or utilities; for an order that the landlord make emergency repairs for health or safety reasons; for an order that the landlord make repairs to the unit, site or property; and to recover the filing fee from the landlord for the cost of the application.

The landlord and the tenant attended the hearing, during which the parties agreed to settle this dispute in the following terms:

1. the 10 Day Notice to End Tenancy for Unpaid Rent or Utilities dated September 3, 2017 is cancelled and the tenancy continues;
2. the tenant will pay to the landlord the sum of \$787.50 and the landlord will have a monetary order for that amount;
3. the landlord will replace or repair the screen door and repair the garage door.

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.

### Conclusion

For the reasons set out above, and by consent, the 10 Day Notice to End Tenancy for Unpaid Rent or Utilities dated September 3, 2017 is hereby cancelled and the tenancy continues.

I hereby grant a monetary order in favour of the landlord as against the tenant pursuant to Section 67 of the *Residential Tenancy Act* in the amount of \$787.50.

I hereby order the landlord to repair or replace the screen door and repair the garage door.

This order is final and binding and may be enforced.

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 19, 2017

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Residential Tenancy Branch