



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes DRI MNDC RP FF

Introduction

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

- an order regarding a disputed additional rent increase pursuant to section 43;
- a monetary order for compensation for damage or loss under the Act, regulation or tenancy agreement pursuant to section 67;
- an order to the landlord to make repairs to the rental unit pursuant to section 32;
- authorization to recover the filing fee for this application from the landlord pursuant to section 72.

All named parties attended the hearing. During the hearing, the parties expressed an interest and were successful in resolving this dispute by mutual agreement.

Terms of Settlement

Pursuant to section 63 of the Act, an 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.

The parties reached an agreement to settle their dispute under the following final and binding terms:

1. The landlord agrees that he or any contractors visiting the apartment building will not park their vehicles directly in front of the tenant's bedroom window.
2. The landlord agrees to re-paint the ceiling stain caused by an old leak with an additional coat of paint.
3. The landlord agrees to repair the patio railing so the railing is reattached to the building.

4. The landlord agrees to send a plumber to inspect the kitchen sink and repair any leaks that may be found. The landlord further agrees to inspect the wood underneath the kitchen sink for any rot.
5. The tenant understands and agrees that he is to inform the landlord if and when he is not getting adequate heat in his rental unit.
6. The landlord agrees to reimburse the tenant for one half the filing fee paid for this application. The tenant may retain \$50.00 from a future rent payment.

Each party confirmed that this agreement was reached voluntarily and that they understood the terms of the agreement. The parties agreed that these particulars comprise the full and final settlement of all aspects of this dispute.

This Decision and Settlement Agreement is final and binding on both parties.

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: November 29, 2017

Residential Tenancy Branch