



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding DEVON PROPERTIES LTD.  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      MNDC, RR, FF

### Preliminary matters

At the start of the hearing the Landlord advised the Arbitrator the name on the Tenants application is actually the property management company and the landlord name is actually IMH 350 & 360 DOUGLAS LTD.

As well the Landlord said she submitted an evidence package which included a summary of the Landlord's submissions. The Landlord said they mailed it to the Tenant on December 1, 2017. The Tenant said she had not received the Landlord's evidence package. The Landlord say the information in the package is the same as what her testimony will be at the hearing so it is not critical for the package to be in evidence.

### Introduction

This matter dealt with an application by the Tenant for compensation for damage or loss under the Act, regulations or tenancy agreement, for a rent reduction and to recover the filing fee for this application.

During the course of the hearing, the parties reached an agreement to settle these matters, on the following conditions:

1. The Landlord and Tenant agreed the Landlord will compensate the Tenant a one time rent reduction of \$1,000.00 and an additional rent reduction of \$20.00 per month until the hallway renovations are completed on the Tenant's floor. This compensation is full and final settlement of the Tenant's application and claims against the Landlord.

2. Further the Tenant and Landlord agreed the Tenant has agreed to and will sign a non disclosure agreement and release to support this settlement agreement. The Landlord is responsible for the preparation and cost of the non disclosure agreement.

Under section 63 (1) the director can assist parties or offer parties an opportunity to settle their dispute. Pursuant to section 63 of the Act the Landlord and the Tenant agreed to the above arrangement.

As no further action is required on this file, the file is closed.

### Conclusion

The Tenant's rent is reduced in January, 2018 by \$1,020.00 to \$223.13.

The Tenant's rent is further reduced by \$20.00 to \$1,223.13 per month until the hallway renovations are completed on the Tenant's floor.

The Parties agree to sign a non disclosure agreement to be prepared by the Landlord.

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: December 11, 2017

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Residential Tenancy Branch