



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes PSF MNDC

Introduction

This hearing was convened as a result of the Tenant's Application for Dispute Resolution. The participatory hearing was held, via teleconference, on April 11, 2018. The Tenant applied for multiple remedies under the *Residential Tenancy Act* (the "*Act*").

Both parties attended the hearing and provided testimony. Both parties were provided the opportunity to present evidence orally and in written and documentary form, and to make submissions to me. Both parties confirmed receipt of each other's documentary evidence.

I have reviewed all oral and written evidence before me that met the requirements of the Rules of Procedure. However, only the evidence relevant to the issues and findings in this matter are described in this Decision.

Settlement Agreement

During the hearing, a mutual agreement was discussed and the Tenant agreed to withdraw her application, in full, as specified below. There was a washing machine leak and subsequent carpet cleaning in early 2018, which appeared to precipitate this application, as the Tenant did not feel there was sufficient heat in her rental unit to dry the carpet out promptly.

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.

Given the agreement reached between the parties during the proceedings, I find that the parties have settled their dispute and the following records this settlement as a decision:

- The Tenant withdraws her application in full.
- The Landlord agreed to allow the Tenant to withhold \$40.00 from one future rent payment for any inconvenience caused by the washing machine leak, and carpet cleaning.
- These terms comprise the full and final settlement of all aspects of this dispute.

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

The Tenant withdraws her application, in full, in pursuit of this settlement agreement.

I authorize the Tenant to withhold \$40.00 from one future rent payment.

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: April 13, 2018

Residential Tenancy Branch