



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OLC, RP, FFT

Introduction

This hearing was convened as a result of the tenant's Application for Dispute Resolution ("application") seeking remedy under the *Residential Tenancy Act* ("Act"). The tenant applied for an order directing the landlord to comply with the Act, regulation or tenancy agreement, for regular repairs to the unit, site or property, and to recover the cost of the filing fee.

The tenant and the landlord attended the teleconference hearing. I introduced myself and the participants and an opportunity to ask questions was given to both parties. The parties provided affirmed testimony.

Preliminary and Procedural Matters

The parties provided their email addresses at the outset of the hearing. The parties confirmed their understanding that the decision would be emailed to both parties.

Settlement Agreement

During the hearing, the parties agreed to settle these matters on the following conditions:

1. The parties agree that the landlord will arrange at their expense an inspection by a qualified electrician, of the rental unit and the adjoining Unit B to determine if cross-wiring exists.
2. The parties agree that the landlord will arrange at their expense, repairs to rental unit A and if necessary, adjoining Unit B, related to cross-wiring no later than **July 31, 2019 by 5:00 p.m.**

3. The parties agree that the tenant is granted a one-time rent reduction of \$100.00 from June 2019 rent, in full satisfaction of the tenant's recovery of the cost of the filing fee.
4. The parties acknowledge that should cross-wiring repairs be necessary as per #2 above that the tenant may apply for enforcement of this mutually settled agreement if the repairs are not completed by July 31, 2019 by 5:00 p.m.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*. The parties confirmed at the end of the hearing that this agreement was made on a voluntary basis and that the parties understood the binding nature of this full and final settlement of these matters.

Conclusion

This matter was resolved by way of a mutually settled agreement as described above.

I order the parties to comply with their mutually settled agreement described above.

The decision will be emailed to the parties as indicated above.

This decision is final and binding on the parties, unless otherwise provided under the Act, and 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: May 2, 2019

Residential Tenancy Branch