



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes RP RR MNDC FF

Introduction

This hearing was convened pursuant to an Application for Dispute Resolution made by the Tenants on July 22, 2019 (the “Application”). The Tenants applied for the following relief pursuant to the *Residential Tenancy Act* (the “Act”):

- an order that the Landlord make repairs to the unit, site, or property;
- an order reducing rent for repairs, services or facilities agreed upon but not provided;
- a monetary order for compensation for monetary loss or other money owed; and
- an order granting recovery of the filing fee.

The Tenants attended the hearing and were assisted by E.R., a legal advocate. The Landlords attended the hearing and were assisted by M.L., a family member. The Tenants, Landlords, and M.L. provided a solemn affirmation at the beginning of the hearing.

Settlement

The opportunity for settlement was discussed with the parties during the hearing. The parties were advised there is no obligation to resolve the dispute through settlement, but that I could assist the parties to reach an agreement, which would be documented in my Decision.

During the hearing, the parties agreed to settle this matter, in its entirety, as follows:

1. The Tenants agree to withdraw the Application in full as part of this settlement agreement.
2. The Landlords agree to hire a qualified contractor to inspect the roof for leaks and to make any recommended repairs needed to prevent water ingress.
3. The Landlords agree to hire a qualified contractor to determine the adequacy of the insulation above the Tenants' bedroom and to add insulation to this area if recommended.
4. The Landlords agree to inspect the refrigerator and make any repairs needed to ensure normal operation.
5. The Landlords agree to install a bug screen on the sliding glass door in the rental unit.
6. The Tenants agree to be fully responsible to immediately address any issues with rats that may be discovered in, under, or in the immediate vicinity of the Tenants' sheds (2) and shipping container (1) located on the rental property.
7. The Tenants agree they will not place any additional sheds, shipping containers, or other structure on the rental property without the written permission of the Landlords.

Although not specifically discussed during the hearing, I find it appropriate to order that items #2 and #3 above be completed no later than November 1, 2019. Further, I find it appropriate to order that items #4 and #5 above be completed no later than October 11, 2019.

This settlement agreement was reached in accordance with section 63 of the Act. As the settlement was achieved through negotiation, I decline to grant recovery of the filing fee to the Tenants.

Conclusion

The parties are ordered to comply with the terms of the settlement agreement described above.

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: September 24, 2019

Residential Tenancy Branch