



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      CNC, RP, RR, FFT

### Introduction

This hearing convened as a result of a Tenants' Application for Dispute Resolution, filed on September 16, 2020, wherein the Tenants sought to cancel a 1 Month Notice to End Tenancy for Cause issued on September 2, 2020 (the "Notice"), and Order that the Landlord make repairs to the rental unit, a rent reduction pursuant to section 65(1)(b) of the *Residential Tenancy Act* (the "Act") and recovery of the filing fee.

The hearing of the Tenants' Application was scheduled for teleconference at 9:30 a.m. on November 10, 2020. Both parties called into the hearing.

The hearing process was explained, and the participants were asked if they had any questions. Both parties were provided the opportunity to present their evidence orally and in written and documentary form and make submissions to me.

### Settlement and Conclusion

During the hearing the parties resolved some matters by mutual agreement. The terms of their agreement is recorded in this my Decision and Order pursuant to section 63 of the *Act* and Rule 8.4 of the *Residential Tenancy Branch Rules of Procedure*. As the parties resolved matters by agreement, I make no findings of fact or law with respect to their relative claims.

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 the matters contained in their settlement. The terms of their settlement are as follows:

1. The Notice is cancelled. The tenancy shall continue until ended in accordance with the *Act*.
2. The Tenants shall pay rent on the 1<sup>st</sup> of every month. Should the Tenants be late paying rent again, this shall be considered cause pursuant to section 47(1)(b) of the *Act*.
3. The Tenants are permitted to spend up to \$100.00 on weather stripping for the rental unit. They shall provide receipts for the purchase of weather stripping to the Landlord and, upon providing these receipts, shall be permitted to reduce the next month's rent by the amount spent on weather stripping.

The Tenants' request for a rent reduction pursuant to section 65(1) of the *Act* is dismissed with leave to reapply.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Act*.

Dated: November 10, 2020

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Residential Tenancy Branch