



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ET, FF

Introduction

This hearing dealt with an Application for Dispute Resolution by the landlord filed under the Residential Tenancy Act, to end the tenancy early and obtain an order of possession and to recover the cost of the filing fee.

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

1. The parties agreed to mutually end the tenancy on August 31, 2021;
2. For the duration of the tenancy the tenant is to have no contact with the landlord. This would include any text messages, emails, or any other form of communication;
3. For the duration of the tenancy the tenant is to communicate only with the landlord's agent by email and then solely for the purpose of the tenancy and then only for reasonable issues. Complaints of normal household noises, such as toilets flushing, or the sound of the HVAC is not reasonable. I have noted the landlord's agent email on the covering page of this decision;
4. The parties agreed that the tenant has loss the use of the laundry room. The parties agreed that the tenant is entitled to a rent reduction of \$40.00 per month for loss of service. The tenant will be credited \$20.00 for June and \$40.00 for July and August 2021 for a total of \$100.00. The tenant is entitled to deduct \$100.00 from August 2021 rent in full satisfaction of this award. The tenant is to ensure they pay the balance of \$1,000.00. This is full and final settlement for loss of the laundry room.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*.

Conclusion

As a result of the above settlement, the landlord is granted an order of possession, effective August 31, 2021 at 1:00pm.

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: July 26, 2021

Residential Tenancy Branch