



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing

DECISION

Dispute Codes **RR, PSF, OLC, FFT**

Introduction

This hearing dealt with an Application for Dispute Resolution by the tenants, to reduce rent for repairs, services or facilities agreed upon but not provided, to provided services or facilities required by the tenancy agreement or law, to reduce rent for repairs or facilities agreed upon but not provided 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 landlord agreed that they will remove the grass from the common area that is subject to this dispute, which is the front area to the manufacture home site, and the right side of the common area leading into gravel rock bed, and replace it with shale or rock, no later than March 31, 2023.

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

In this case, the recover of the filing fee is discretionary. As this matter was resolved by settlement agreement, and the merits of the tenant's application were not considered or proven, I decline to award the cost of the filing fee.

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: February 22, 2023

Residential Tenancy Branch