



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Introduction

This hearing dealt with the tenant's application pursuant to the *Residential Tenancy Act* (the "Act") for:

- an order to the landlord to provide services or facilities required by law pursuant to section 65;
- an order requiring the landlord to comply with the Act, regulation or tenancy agreement pursuant to section 62;
- authorization to recover the filing fee for this application from the landlord pursuant to section 72.

All named parties attended the hearing. During the hearing, the parties expressed an interest and were successful in resolving this dispute by mutual agreement.

Terms of Settlement

Pursuant to section 63 of the Act, an arbitrator may assist the parties to settle their dispute and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order.

The parties reached an agreement to settle their dispute under the following final and binding terms:

1. The parties agreed that effective March 1, 2023, the laundry facilities will no longer form part of the tenancy agreement. In exchange for removal of the laundry facilities, the parties agreed to a rent reduction of \$50.00 per month effective March 1, 2023. As of March 1, 2023, the rent payable under this tenancy agreement will be \$965.00 per month.

2. The landlord further agreed to deliver the tenant's mail to his doorstep on a weekly basis.

Each party confirmed that this agreement was reached voluntarily and that they understood the terms of the agreement. The parties agreed that the above terms comprise the full and final settlement of all aspects of this dispute.

I find that with some additional communication, this matter likely could have been resolved without the need for intervention by the Residential Tenancy Branch by way of an application by the tenant. Accordingly, I find the tenant is not entitled to recover the filing fee for this application.

This Decision and Settlement Agreement is final and binding on both parties.

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 13, 2023

Residential Tenancy Branch