



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing

A matter regarding Headwater Projects Inc. and
[tenant name suppressed to protect privacy]

DECISION

Dispute Codes RR, RP, FFT

Introduction

This hearing dealt with the Tenants' application under the *Residential Tenancy Act* (the "Act") for:

- an order to reduce rent by \$375.00 for repairs, services or facilities agreed upon but not provided, pursuant to section 65;
- an order for the Landlord to make repairs to the rental unit pursuant to section 32; and
- authorization to recover the filing fee for this application from the Landlord pursuant to section 72.

The Tenants and the Landlord's agents EJ and KC attended this hearing and gave affirmed testimony.

Correction of Landlord

This application initially named KC as the landlord and respondent. The parties agreed that the landlord is Headwater Projects Inc. By consent and pursuant to section 64(3)(c) of the Act, I have amended this application to replace KC with Headwater Projects Inc. as the landlord and respondent.

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.

During this hearing, the parties discussed the issues between them, engaged in a conversation, turned their minds to compromise and achieved a resolution of their dispute.

The parties agreed to the following final and binding settlement of the issues under dispute:

1. The Landlord will compensate the Tenants in the amount of **\$237.50**. The Tenants may withhold this amount from rent payable to the Landlord for the month of June 2023.

The parties gave verbal affirmation at the hearing that they understood and agreed to the above settlement as final, binding, and enforceable, which resolve the issues raised on this application.

Conclusion

As the parties have reached a settlement, I make no factual findings about the merits of this application.

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: May 05, 2023

Residential Tenancy Branch