



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing

A matter regarding CAPREIT LTD. PARTNERSHIP
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes RP, MNDCT

Introduction

This hearing dealt with a tenant's application for repair orders and monetary compensation for damages or loss.

Both parties appeared and/or were represented at the hearing.

The tenant confirmed that repair orders are no longer required and that the only outstanding issue to resolve is the tenant's request for monetary compensation.

During the hearing, the parties turned their minds to resolving this dispute by way of a settlement agreement. A settlement agreement was reached and I have recorded their agreement by way of this decision and the Monetary Order that accompanies it.

Issue(s) to be Decided

What are the terms of settlement?

Background and Evidence

It was undisputed that the tenant encountered ants in the rental unit and reported it to the landlord. The landlord responded several days later with pest control treatment. In the meantime, the tenant purchased ant traps and claims to have thrown out numerous groceries that were contaminated by the ants.

During the hearing, the parties mutually agreed upon the following settlement agreement in full resolution of this dispute:

1. The landlord shall pay to the tenant the sum of \$226.28 and the tenant shall be provided a Monetary Order in this amount.

Analysis

Pursuant to section 63 of the Act, I have the authority to assist parties in reaching a settlement agreement during the hearing and to record the agreement in the form of a decision or order.

I have accepted and recorded the settlement agreement reached by the parties during this hearing and I make the term(s) an Order to be binding upon both parties.

In recognition of the settlement agreement, I provide the tenant with a Monetary Order in the agreed upon amount of \$226.28.

Conclusion

The parties reached a settlement agreement in resolution of this dispute that I have recorded by way of this decision and the Monetary Order that accompanies it.

In recognition of the settlement agreement, the tenant is provided with a Monetary Order in the agreed upon amount of \$226.28.

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