

## **DECISION**

### **Introduction**

This hearing dealt with the Tenants' Application for Dispute Resolution under the *Residential Tenancy Act* (the Act) for:

- an order to allow the Tenants to reduce rent for repairs, services or facilities agreed upon but not provided, under sections 27 and 65 of the Act
- an order for the Landlord to make repairs to the rental unit under sections 32 and 62 of the Act
- authorization to recover the filing fee for this application from the Landlord under section 72 of the Act

This is a reconvened hearing. The previous hearing was adjourned because the hearing did not complete within the scheduled time.

The Tenants' Application for repairs are for the floorboards in the unit.

### **Settlement Reached**

Under section 63 of the Act, the Arbitrator may assist the parties to settle their dispute. 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 the hearing the parties discussed the issues between them, turned their minds to compromise and reached an agreement to settle their dispute with the following terms:

- both parties agreed that the Tenants will withhold \$1,000.00 from March 2025 rent to cover the compensation of \$1,000.00 for the rent reduction and repairs they were seeking for the floorboards, and the filing fee.

The parties confirmed during the hearing that this agreement was made voluntarily and that it was made in full satisfaction of the Tenants' application.

## **Conclusion**

This Decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under section 9.1(1) of the Act.

Dated: January 27, 2025

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Residential Tenancy Branch