

DECISION

Dispute Codes: ERP, LAT, MNDC, OLC, RP, RR, FF

This hearing dealt with an application by the tenant 1) for the landlord to make repairs and emergency repairs and to comply with the *Act*; 2) to authorize the tenant to change lock to the rental unit; 3) to allow the tenant to reduce rent for repairs, services or facilities agreed upon but not provided; and 4) for a monetary order for money owed under the *Act*.

During the course of the hearing, the parties reached an agreement to settle these matters, on the following conditions:

1. the landlord agrees to reimburse the tenant for the costs of her purchase of silica sand for the fireplace upon the tenant submitting a receipt to confirm the purchase;
2. the tenant withdraws her application regarding the change of lock, the lack of access by the downstairs suite to the breaker box and the mailbox with leave to re-apply.

As no further action is required on this file, the file is closed.