

DECISION

Dispute Codes CNR, ERP, RP, RR

This is an application filed by the Tenant to cancel a notice to end tenancy for unpaid rent, for an order for the Landlord to make emergency repairs for health or safety reasons, to make repairs to the rental unit and to allow the Tenant to reduce rent for repairs.

Both parties attended the hearing by conference call and gave testimony. As both parties have attended the hearing and have acknowledged receiving the evidence package submitted by the other, I am satisfied that each has been properly served with both under the Act. The Landlord stated at the beginning of the hearing that the disc evidence submitted by Tenant was unreadable. It was agreed by both parties that the Tenant's evidence would be described in detail to the Landlord and if the Landlord had any issues with each document that he could object and seek a remedy.

Section 63 of the Act provides that the parties may attempt to settle their dispute during a hearing. Pursuant to this provision, discussion between the parties during the hearing led to a resolution. Specifically, it was agreed as follows:

The Tenant acknowledged that he owed rent arrears of \$2,880.00 based upon the 10 day notice to end tenancy for unpaid rent dated March 30, 2012. As a result both parties agreed to a payment plan that the Tenant shall make additional payments of \$150.00 (minimum) per month until the rent arrears are paid. The Tenant agrees to make the regular monthly rent payments by the 1st day of each month. The Tenant further agrees that failure on his part to pay the monthly rent or the additional rent arrears payment shall result in his agreement to immediately end the tenancy and to vacate the rental unit.

The above particulars comprise full and final settlement of all aspects of the dispute arising from this application for 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: April 24, 2012.

Residential Tenancy Branch