



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC, OLC, ERP, PSF, LRE, FF, O

Introduction

This hearing dealt with the tenant's Application for Dispute Resolution seeking an order to have the landlord comply with the *Residential Tenancy Act (Act)*, regulation or tenancy agreement; determination of the end of the tenancy; and a monetary order.

The hearing was conducted via teleconference and was attended by the tenant and the landlord.

Issue(s) to be Decided

The issues to be decided are whether the tenant is entitled to an order requiring the landlord to make emergency repairs; to provide services or facilities required by law; to suspend or set conditions on the landlord's right to enter the rental unit; to a monetary order for compensation for damage or loss; and to recover the filing fee from the landlord for the cost of the Application for Dispute Resolution, pursuant to Sections 29, 32, 44, 62, 67, and 72 of the *Act*.

Background and Evidence

During the hearing the parties reached the following settlement:

1. The tenant withdraws his Application for Dispute Resolution;
2. The tenant agrees to vacate the rental unit no later than 1:00 p.m. on January 31, 2013; and
3. The landlord agrees to provide compensation to the tenant in the amount of \$500.00 no later than 1:00 p.m. on January 31, 2013.

Conclusion

In support of this settlement and with agreement of both parties I grant the landlord an order of possession effective **January 31, 2013 after service on the tenant**. This order must be served on the tenant. If the tenant fails to comply with this order the

landlord may file the order with the Supreme Court of British Columbia and be enforced as an order of that Court.

In support of this settlement and with agreement of both parties I grant the tenant a monetary order in the amount of \$500.00.

This order must be served on the landlord. If the landlord fails to comply with this order the tenant may file the order in the Provincial Court (Small Claims) and be enforced as an order of that Court.

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: January 29, 2013



Residential Tenancy Branch

RTB-136

Now that you have your decision...

All decisions are binding and both landlord and tenant are required to comply.

The RTB website (www.rto.gov.bc.ca) has information about:

- How and when to enforce an order of possession:
Fact Sheet RTB-103: *Landlord: Enforcing an Order of Possession*
- How and when to enforce a monetary order:
Fact Sheet RTB-108: *Enforcing a Monetary Order*
- How and when to have a decision or order corrected:
Fact Sheet RTB-111: *Correction of a Decision or Order*
- How and when to have a decision or order clarified:
Fact Sheet RTB-141: *Clarification of a Decision or Order*
- How and when to apply for the review of a decision:
Fact Sheet RTB-100: *Review Consideration of a Decision or Order*
(Please Note: Legislated deadlines apply)

To personally speak with Residential Tenancy Branch (RTB) staff or listen to our 24 Hour Recorded Information Line, please call:

- Toll-free: 1-800-665-8779
- Lower Mainland: 604-660-1020
- Victoria: 250-387-1602

Contact any Service BC Centre or visit the RTB office nearest you. For current information on locations and office hours, visit the RTB web site at www.rto.gov.bc.ca