



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes: MNR, OLC, RP, FF

### Introduction:

The tenant has applied for Order to reduce the rent, compensation for loss of quiet enjoyment, reduction of rent and an Order to compel the landlord to make repairs tot eh unit.

### Facts:

A tenancy began on June 2, 2014 with rent in the amount of \$ 1,000.00. Numerous repairs were not completed, the upstairs tenant GM was disturbing the tenant and the exclusive use of the front yard was not provided. Both parties attended this hearing.

### Settlement:

The parties settled this matter and I have recorded the agreement pursuant to section 63(2) that he landlord agree to the following terms which all are to be completed by November 30, 2014:

- a. The landlord will repair or replace the dishwasher and refrigerator,
- b. The landlord will permit the tenant to have exclusive use of the entire front yard,
- c. The landlord will repair the kitchen counter tops so that hey are fastened correctly, and the kitchen cupboards so that they close properly,
- d. The landlord will complete all renovations to the bathroom,
- e. The landlord will provide doors for the laundry room, and

- f. The landlord who has issued a two month Notice to End the Tenancy of the upstairs tenant GM, will enforce it so that the said tenant vacates by November 30, 2014.

Conclusion:

As a result of the settlement I have Ordered the landlord to complete items a. through f. by November 30, 2014. If the landlord fails to complete any of these items on time or at all the tenant has leave to make any applications regarding these matters. I have dismissed with leave to reapply all the tenant's applications herein. There will not be any recovery of the filing fee.

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*.

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Dated: October 20, 2014

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Residential Tenancy Branch

