



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

MNR MNDC ERP RP RR FF

Introduction

This hearing dealt with the Tenant's Application for Dispute Resolution, received at the Residential Tenancy Branch on April 7, 2017 (the "Application"). The Tenant applied for the following relief pursuant to the *Residential Tenancy Act* (the "Act"):

- a monetary order for the cost of emergency repairs;
- a monetary order for money owed or compensation for damage or loss;
- an order that the Landlord make emergency repairs for health or safety reasons;
- an order that the Landlord make repairs to the unit, site or property;
- an order allowing the Tenant to reduce rent for repairs, services, or facilities agreed upon but not provided; and
- an order granting recovery of the filing fee.

The Tenant attended the hearing on her own behalf, as did the Landlord. All parties giving evidence provided a solemn affirmation.

Settlement

The opportunity for settlement was discussed with the parties during the hearing. The parties were advised there is no obligation to resolve the dispute through settlement, but that I could assist the parties to reach an agreement, which would be documented in my Decision.

During the hearing, the parties agreed to settle this matter as follows:

1. The parties agree the tenancy will end on June 30, 2017, at 1:00 p.m.
2. The Tenant agrees to vacate the rental unit by June 30, 2017, at 1:00 p.m.
3. The Landlord agrees to reimburse the Tenant the sum of \$100.00 for plumbing services obtained by the Tenant during the tenancy, no later than June 30, 2017.
4. The Tenant agrees to provide the Landlord with a Home Depot receipt for mold spray, masks, goggles, and rags used during the tenancy. Within five days after it is received, and no later than June 30, 2017, the Landlord agrees to reimburse the Tenant the amount of the receipt up to a maximum of \$80.00.
5. The Landlord agrees to reimburse the Tenant the \$100.00 filing fee paid to make the Application, no later than June 30, 2017.
6. The Tenant agrees to withdraw the Application in full as part of this mutually agreed settlement.

This settlement agreement was reached in accordance with section 63 of the *Act*.

Conclusion

The parties are ordered to comply with the terms of the settlement agreement described above.

In support of the settlement, and with the agreement of the parties, I grant the Landlord an order of possession, to be effective on June 30, 2017, at 1:00 p.m. The order of possession may be filed in and enforced as an order of the Supreme Court of British Columbia.

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: June 22, 2017

Residential Tenancy Branch