



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Ministry of Housing

A matter regarding HAPPY PROSPECTS MGMT. LTD. c/o TRIBE MGMT.
LTD. and [enant name suppressed to protect privacy]

SETTLEMENT DECISION

Dispute Codes RR, RP

Introduction

This hearing was convened pursuant to an Application for Dispute Resolution made by the Tenant on December 5, 2022. The Tenant applied for the following relief pursuant to the Residential Tenancy Act (the Act):

- an order reducing rent for repairs, services or facilities agreed upon but not provided; and
- an order that the Landlord make repairs to the unit, site, or property.

The Tenant attended the hearing on her own behalf. The Landlord was represented at the hearing by ZZ and SH, agents. All in attendance provided affirmed testimony.

Settlement

The opportunity for settlement was raised by the parties during the hearing. The parties were advised that there is no obligation to resolve the dispute through settlement, but that I could assist the parties to reach an agreement.

The parties agreed the Tenant is entitled to withhold rent due on May 1 and June 1, 2023 (a total of \$1,700.00) in full and final satisfaction of the issues raised in the application.

This settlement agreement was reached in accordance with section 63 of the Act. As this outcome was achieved through negotiation, I decline to award recovery of the filing fee to the Tenant.

Conclusion

I order the parties to comply with the terms of the settlement agreement set out above.

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 14, 2023

Residential Tenancy Branch