



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes O

Introduction

This hearing dealt with an Application for Dispute Resolution by the Tenant for other reasons pertaining to the Landlord denying or withholding the service of visitor parking.

The parties appeared at the teleconference hearing, acknowledged receipt of hearing documents and evidence; and gave affirmed testimony. During the hearing each party was given the opportunity to provide their evidence orally, respond to each other's testimony, and to provide closing remarks. A summary of the testimony is provided below and includes only that which is relevant to the matters before me.

Issue(s) to be Decided

1. Have the parties agreed to settle this matter?

Background and Evidence

The parties agreed they entered into a fixed term tenancy agreement that began on November 1, 2011 and is set to switch to a month to month tenancy or another fixed term after October 31, 2012. Rent is payable on the first of each month in the amount of \$2,000.00 and on October 3, 2011 the Tenant paid \$1,000.00 as the security deposit. The Tenant signed the Strata form K and was given a copy of the Strata Rules.

During the course of the hearing the parties agreed to settle this matter.

Analysis

The parties agreed to settle this matter on the following terms:

- 1) The Landlord agrees to give the Tenant the visitor parking pass; and
- 2) The Tenant agrees that he will not park any of his personal vehicles in the visitor parking stalls; and
- 3) The parties agree to enter into a written tenancy agreement addendum that states:

The Tenant will be provided a visitor parking pass which is to be used for

visitor parking only. The Tenant agrees not to park any of his personal vehicles in the visitor parking stalls and understands that by doing so will be a violation of the Strata rules. The Tenant agrees that he will pay all fines issued as a result of a breach of the Strata Rules. This agreement is a material term of the tenancy agreement and if violated will be cause for the Landlord to end this tenancy; and

- 4) The parties will sign and date the agreement upon delivery of the visitor parking pass to the Tenant; and
- 5) The parties agree to meet to complete this agreement no later than May 31, 2012.

Conclusion

The parties came to a mediate settlement agreement, as noted above, in accordance with section 63 of the *Residential Tenancy Act*.

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: May 24, 2012.

Residential Tenancy Branch