



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes: OLC and LRE

Introduction

This hearing was convened in response to an Application for Dispute Resolution, in which the Tenant applied for an Order requiring the Landlord to Comply with the *Residential Tenancy Act (Act)* or the tenancy agreement and for an Order restricting the Landlord's right to enter the rental unit. Both parties were represented at the hearing.

Issue(s) to be Decided

The issues to be decided are whether there is a need to order the Landlord to comply with the *Act* or the tenancy agreement or to restrict the Landlord's right to enter the rental unit.

Background and Evidence

The Landlord and the Tenant agree that the Agent for the Landlord lives in the suite above the rental unit and that they had a verbal agreement that the Agent for the Landlord could enter the rental unit for the purposes of doing laundry on one day per week, providing he gives the Tenant one day's verbal notice of his intent to enter.

After some discussion the Landlord and the Tenant agreed to resolve this dispute under the following terms:

- Both parties will continue to comply with the agreement that the Agent for the Landlord can enter the rental unit for the purposes of doing laundry on one day per week, providing he gives the Tenant one day's verbal notice of his intent to enter
- The parties will treat each other respectfully in the future.

Conclusion

The aforementioned settlement agreement is being recorded pursuant to the authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Residential Tenancy Act*.

Dated: July 04, 2012.

Residential Tenancy Branch