



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

### **Dispute Codes:**

OLC; LRE; LAT

### **Introduction**

This is the Tenant's application for an Order that the Landlord comply with the Act, regulation or tenancy agreement; an Order suspending or setting conditions on the Landlord's right to enter the rental unit; and authorization to change the locks to the rental unit.

The parties gave affirmed testimony at the Hearing.

### **Issues to be Decided**

- Is the Tenant entitled to an Order suspending or placing conditions on the Landlord's right to enter the rental unit and authorizing the Tenant to change the locks at the rental unit?
- Should the Landlord be ordered to comply with Section 29 of the Act with respect to access to the rental unit?

### **Background and Evidence**

This tenancy is ending on July 31, 2012, pursuant to a settlement agreement made June 20, 2012.

The Tenant testified that the Landlord is entering her suite without due notice.

The Landlord testified that he has not been inside the rental unit since he installed a carbon dioxide detector in November 2011. He stated that the Tenant gave him permission to enter, so formal notice was not required.

The Tenant indicated that she would prefer that the Landlord give her 24 hour notice for the remainder of the tenancy, which could be by telephone, for the purpose of showing the rental unit to prospective tenants.

### **Analysis**

This tenancy is ending on July 31, 2012, and the Tenant provided insufficient evidence in support of her claim. I find that Section 29 of the Act provides sufficient restrictions on the Landlord with respect to his right to enter a rental unit. I am enclosing a copy of Section 29 for the information of both parties.

The Tenant's application is dismissed. The Tenant indicated that she will most likely allow the Landlord access to the rental unit, for the purposes of re-renting it, on 24 hour notice by telephone. However, the Landlord must comply with Section 29 of the Act if the Tenant declines to give such permission.

### **Conclusion**

The Tenant's application is dismissed.

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: July 16, 2012.

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Residential Tenancy Branch