



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OLC, ERP, FF, O

Introduction

This hearing was convened in response to an application by the Tenant pursuant to the *Residential Tenancy Act* for Orders as follows:

1. An Order for the Landlord to comply with the Act, tenancy agreement or regulation – Section 62;
2. An Order for the Landlord to make repairs – Section 32;
3. An Order to recover the filing fee for this application - Section 72; and
4. Other.

Both Parties attended the conference call hearing. At the outset of the Hearing, the Parties confirmed that repairs to the unit have been made by the Landlord.

During the Hearing the Parties reached an agreement to settle the remainder of the dispute.

Settlement Agreement

Section 63 of the Act is set out as follows:

- (1) The director may assist the parties, or offer the parties an opportunity, to settle their dispute.
- (2) If the parties settle their dispute during dispute resolution proceedings, the director may record the settlement in the form of a decision or order.

Given the authority under the Act, the Parties desire to settle their dispute during the proceedings, and agreement reached between the Parties during the proceedings, I find that the Parties have settled their dispute and the following records this settlement as a decision:

The Parties mutually agree as follows:

- 1. The Landlord will, as a privilege to the Tenant, provide the Tenant with a copy of the Developer's final report on the unit inspections when the Landlord receives such report from the Developer;**
- 2. The Tenant will take reasonable measures to avoid condensation in the unit and will inform the Landlord, on a timely basis, of any problems that may arise with condensation;**
- 3. These terms comprise the full and final settlement of all aspects of this dispute for both Parties.**

Conclusion

The Parties have resolved the dispute as set out above on the mutually agreed upon terms.

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 27, 2013

Residential Tenancy Branch