



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding L.A. Dawn Apartments
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes RP

This is an application filed by the tenant to obtain an order for the landlord to make repairs to the unit, site or property.

Both parties attended the hearing by conference call and gave testimony. The tenant has provided documentary evidence in the form of a compact disc which contains 8 files of photographs and a video. The landlord has confirmed receipt of this package. The landlord did not submit any documentary evidence. As such, I find that both parties have been properly served with the notice of hearing package and the submitted documentary evidence.

At the beginning of the hearing, the tenant stated that #1 or the 2 issues for repair has been resolved, leaving the tenant's request to modify or replacing his bathroom door due to poor air ventilation in the bathroom.

Section 63 of the Residential Tenancy Act provides that the parties may attempt to settle their dispute during a hearing. Pursuant to this provision, discussion between the two parties during the hearing led to a resolution. Specifically, it was agreed as follows:

Both parties agreed that the tenant will leave the bathroom door ajar or open after each use and the landlord agrees to install a timer for the fan to improve ventilation.

The above particulars comprise full and final settlement of all aspects of the dispute arising from this application for both parties.

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 01, 2014

Residential Tenancy Branch

