



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Diversified Properties Ltd. and Axis Asset Management Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OLC, PSF

Introduction

This hearing was convened to deal with the joined applications of the two tenants, seeking relief under the Residential Tenancy Act (the “Act”). The two tenants applied for an order requiring the landlord to comply with the Act and for an order requiring the landlord to provide services or facilities required by law.

The two tenants, the landlord and the landlord’s agent attended the teleconference hearing and each party submitted their respective positions.

Just prior to the conclusion of the hearing, the parties negotiated a settlement and agreed that their settlement could be recorded in a written Decision.

Preliminary matter-The original landlord listed first in the style of cause page, DPL, was the actual landlord of the tenants at the time their respective applications were filed; however, on July 1, 2014, the second listed landlord, AAML, assumed ownership and is now the landlord for the residential property. I must note that the landlord’s agent, AA, also was employed by the original landlord, and is now employed by the new landlord.

Settled Agreement

The tenants and the landlord mutually agreed to the following settlement raised in the tenants’ joined applications under the following terms and conditions:

1. The landlord will provide a designated parking spot for each tenant, #3 for tenant RK and #4 for tenant HF, at the residential property as part of their tenancy and will take immediate steps to mark each parking spot identifying the parking spaces as reserved; and

2. The parties acknowledge their understanding that this settled Decision resolves the matters contained in the tenants' joined applications and that no finding is made on the merits of the said applications for dispute resolution.

Conclusion

The tenants and the landlord have reached a settled agreement and I order the parties to comply with the conditions of their mutually settled agreement described above.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*. The parties are bound by the terms of this agreement, as well as by the terms of their tenancy agreement and the Act. Should either party violate the terms of this binding and final settled agreement, the tenancy agreement or the Act, it is open to the other party to take steps under the Act to seek remedy.

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* and is being mailed to both applicants and the respondent.

Dated: July 10, 2014

Residential Tenancy Branch

