



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      ERP, RR, PSF

### Introduction

This hearing dealt with an Application for Dispute Resolution by the tenant to have the landlord make emergency repairs for health or safety reasons, to have the landlord provide services or facilities required by law and to make repairs to the unit.

Both parties appeared. During the hearing the parties agreed to settle these matters, on the following conditions:

- 1) The landlord agreed to have the thermostat in the tenant's rental unit inspected by a qualified person on September 16, 2014, to determine if the thermostat is properly functioning;
- 2) The landlord agreed, if the qualified person determines that repairs are needed to the thermostat, those repairs will be completed within one week of today's date; and
- 3) The landlord agreed to have the heat covers in the tenant's rental unit properly fastened to the heat source within one week of today's date.

This settlement agreement was reached in accordance with section 63 of the *Residential Tenancy Act*.

### Conclusion

Should the landlord fail to comply with the settlement agreement the tenant is at liberty to reapply.

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: September 15, 2014

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Residential Tenancy Branch

