



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

AGREEMENT REACHED BETWEEN BOTH PARTIES

Dispute Codes

RP, O, FF

Introduction

This matter dealt with an application by the tenant for an Order for the landlord to make repairs to the unit, site or property, other issues and to recover the filing fee from the landlord for the cost of this proceeding.

Through the course of the hearing the tenant and the landlord came to an agreement in settlement of the tenant's claims.

The parties did not require me to make a decision in this matter but required me to record the agreement they mutually reached.

This agreement is as follows:

- The landlord agreed to make repairs to the kitchen cabinet doors; to replace the kitchen counter top, to replace the cabinet under the sink; to replace the linoleum on the kitchen floor; to replace the thermostat and to caulk around the downstairs bathtub and replace the trim.
- The landlord agreed to contact his contractor and provide the contractor with the tenant's contact details to make arrangements for a mutually agreed time when the repairs will start.

- The landlord agreed the repairs will be completed within six months of today's date unless there are unforeseen delays due to his contractor's work commitments. If the work is delayed the landlord agreed to contact the tenant in writing and provide the tenant with an estimated time for the repairs to be completed within eight months of today's date.
- The tenant agreed to communicate with the landlord's contractor and allow access to the landlord's contractor after the contractor has given the tenant a time and date he will arrive to start the repair work. The tenant will then work with the landlord's contractor about access to the unit.
- The tenant agreed not to cause any unnecessary delays for the repair work and to ensure the home is prepped for the repairs to start.
- The tenant agreed the landlord can store the wood pile behind the shed in the back yard.

Conclusion

Both Parties have reached an agreement during the hearing and this agreement has been recorded by the Arbitrator pursuant to section 62 of the *Act*.

This agreement is in full, final and binding settlement of the tenant's application.

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 12, 2015

Residential Tenancy Branch

