



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

FINAL DECISION

Dispute Codes:

OLC, ERP, RP, PSF

Introduction

This hearing was scheduled in response to the tenant's Application for Dispute Resolution, in which the tenant has requested an Order that the landlord comply with the Act, make emergency repairs, make repairs, provide services or facilities required by law and to allow the tenant to reduce rent for repairs, services or facilities agreed upon but not provided.

An initial hearing was held on May 20, 2015 at time the matter was adjourned, as set out in the interim decision issued on that date.

Prior to the scheduled date of the next hearing the tenant informed the Residential Tenancy Branch that he wished to withdraw his application. That tenant was asked to approach the landlord with his intention; the landlord was notified and raised no objection to the withdrawal.

As withdrawal of the application does not prejudice either party, I find that the application is withdrawn with leave to reapply.

This final decision should be read in conjunction with the May 20, 2015 interim decision.

This decision is final and binding and 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: June 19, 2015

Residential Tenancy Branch

Landlord's right to enter rental unit restricted

- 29** (1) *A landlord must not enter a rental unit that is subject to a tenancy agreement for any purpose unless one of the following applies:*
- (a) the tenant gives permission at the time of the entry or not more than 30 days before the entry;*
 - (b) at least 24 hours and not more than 30 days before the entry, the landlord gives the tenant written notice that includes the following information:*
 - (i) the purpose for entering, which must be reasonable;*
 - (ii) the date and the time of the entry, which must be between 8 a.m. and 9 p.m. unless the tenant otherwise agrees;*
 - (c) the landlord provides housekeeping or related services under the terms of a written tenancy agreement and the entry is for that purpose and in accordance with those terms;*
 - (d) the landlord has an order of the director authorizing the entry;*
 - (e) the tenant has abandoned the rental unit;*
 - (f) an emergency exists and the entry is necessary to protect life or property.*
- (2) *A landlord may inspect a rental unit monthly in accordance with subsection (1) (b).*

