



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Community Builders Benevolence Group
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPT, OLC, RPP, LRE

Introduction:

The tenant has applied for an Order for Possession, an Order that the landlord comply with the Act regarding entry to her unit, and return of her personal property.

Facts:

A hearing was conducted in the presence of both parties. The tenant had been granted the right to her unit again by the landlord and no longer required an Order for possession. The parties settled all other matters except regarding the return of or compensation for the loss of her personal property. As the tenant had not adduced full evidence regarding the exact loss or its value that claim has been dismissed with leave to reapply. All other remaining matters were settled.

Settlement:

The parties settled this matter and have agreed that the tenancy shall continue upon the following terms and I have recorded that agreement pursuant to section 63(2) as follows:

- a. The landlord agrees to comply with the requirements of the Act regarding any entry into the tenant's unit,
- b. The landlord agrees that the tenant's rent for August 2015 will be reduced by \$ 90.00 as compensation for the alleged illegal entry into the tenant's unit and removal of her property between June 28 and July 1, 2015, and

- c. The application for the return of the tenant's personal property is dismissed with leave.

Conclusion:

As a result of the settlement I have I permitted the tenant without penalty to reduce her next rental payment by the sum of \$ 90.00. I have dismissed with leave the application for the return of the tenant's personal property. I have dismissed all other applications. I have not made any Order as to the recovery of the filing fee.

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: August 04, 2015

Residential Tenancy Branch

