



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes DRI, PSF, LRE, FF, O

Introduction

The tenant applies to dispute an alleged rent increase, for an order that the landlord provide laundry facilities and restricting the landlord's right of entry.

Since bring the application, the matter of the perceived rent increase and the laundry have been resolved. A washer and dryer present at the start of the tenancy have been removed by the landlord and the tenant has obtained his own machines.

The tenant's remaining complaint concerns the landlord's perceived ambiguity and vacillation who is responsible for what in the yard.

The parties were able to come to agreement on the pertinent aspects. It is agreed that the tenant will be responsible to mow his designated portion of the lawn divided between his and the other, adjoining duplex suite. The tenant is responsible for snow removal in the driveway and the tenant will attend to the care of the flower beds.

The parties also discussed the responsibility for a fruit tree in the yard. This item was not fairly raised in the application and the parties were referred to the Residential Tenancy Branch for helpful direction.

As success had been divided at this hearing, I award the tenant recover of \$25.00 of the filing fee and authorize him to reduce his next rent due by \$25.00 in full satisfaction.

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 18, 2015

Residential Tenancy Branch

