



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC, RP, FF

Introduction

The tenant applies to cancel a one month Notice to End Tenancy received January 8, 2016 and for an order that the landlord repair the dryer and a bathroom ventilator.

The parties were able to negotiate a settlement of this matter and some related disputes at hearing. This decision records their agreement.

The Tenancy

Both sides agree that the tenancy agreement restricts the tenant to a maximum of four occupants.

The landlord (Ms. --- is the landlord shown on the tenancy agreement. Mr. ----. is the owner and her son) considers that she has reason to believe there may be five or six.

The tenant is adamant that there are only four.

There are five beds in the rental unit.

The tenant agrees that by the end of March 2016 he will remove a bed from the rental unit and that he will thereafter permit no more than four beds in the rental unit at any one time.

The parties agreed that it would be reasonable for the landlord to conduct inspections monthly, on notice, to ensure compliance.

The parties agree that they will consider entering into a fixed term tenancy.

The Rent

It is the landlord's habit to attend at the premises to collect rent. The tenant considers it to be a burden because he is often away from the premises, especially on weekends.

The parties were amenable to arranging for rent payments by e-transfer and agree to take steps to achieve rent payment by that method.

Tenant Repairs

The tenant agrees that he will repair or caused to be repaired within 45 days from this hearing:

1. The broken shower head holder,
2. The missing pull device on the faucet,
3. The missing towel bar including any hole repairs,
4. The washroom wall where an adhesive hook has pulled the drywall off, and
5. Replacement of the door, previously patched by the tenant,

all as shown in the landlord's filed photographs.

Landlord Repairs

The landlord agrees to immediately attend to restoring a working clothes dryer in the rental unit.

The tenant complains that the "ventilator" in his bathroom runs continuously. The landlord indicates that the ventilator is operated at a remote location in the building. The tenant says there is a switch in the bathroom.

The landlord agrees that she will have a technician attend to determine whether or not the ventilator is operating properly and that the technician will report his or her findings to both the landlord and the tenant.

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: March 03, 2016

