



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding JABS GROUP OF COMPANIES
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OLC, PSF, RR, FF, O

Introduction

This matter dealt with applications by the Tenants for the Landlord to comply with the Act, regulations and tenancy agreement, for a rent reduction, to provide services and facilities required by law, to recover the filing fee and for other considerations.

During the course of the hearing, the parties reached an agreement to settle these matters, on the following conditions:

1. the Landlord agrees to provide the Tenants free access to the laundry room conditional to the Tenants agreeing to and signing an agreement not to use the laundry machines unless the Tenants pay the \$20.00 monthly fee for the use of the machines.
2. The Landlord and the Tenants agree that the Tenants can pay the laundry machine use fee of \$20.00 per month on the months the Tenants choose to use the machines and not to pay the laundry machine use fee in the months that the Tenants choose not to use the machines.
3. The parties agree that this settlement agreement is full settlement of the Tenants applications.
4. The Landlord agrees to draft the laundry machine use agreement.
5. As the parties settlement this matter by mediation the Tenants will bear the cost of the filing fee that they have already paid.

Under section 63 (1) the director can assist parties or offer parties an opportunity to settle their dispute. Pursuant to section 63 of the Act the Landlord and the Tenants agreed to the above arrangement.

As no further action is required on this file, the file is closed.

Conclusion

The Parties agree to draft an agreement regarding use and costs of the laundry machines in the rental complex as indicated above.

The Landlord agrees to provide free access to the laundry room to the Tenants.

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: June 29, 2016

Residential Tenancy Branch