



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes: ERP, RP, O

Introduction:

The tenant has applied for Order to compel the landlord to make repairs to the unit.

Facts:

A tenancy began on February 1, 2016 with rent in the amount of \$ 860.00. Numerous repairs were requested by the tenant. Both parties attended this hearing.

Settlement:

The parties settled this matter and I have recorded the agreement pursuant to section 63(2) that the landlord agrees to the following terms which all are to be completed by July 7, 2016:

- a. The landlord will retain and follow the recommendations of a professional exterminator to remediate the insect infestation,
- b. The landlord will properly affix and secure the toilet to the floor,
- c. The landlord will repair the leaky kitchen sink and attach the facets securely to the sink,
- d. The landlord will repair the baseboard heaters,
- e. The landlord will install weather stripping to the bottom of the exterior door(s), and
- f. The landlord will provide a separate and specific mail box for this unit.

Conclusion:

As a result of the settlement I have Ordered the landlord to complete items a. through f. by July 17, 2016. If the landlord fails to complete any of these items on time or at all, the tenant has leave to make any further applications regarding these matters. I have dismissed the tenant's application to compel the landlord to reinsulate the suite. There will not be any 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*.

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Dated: June 06, 2016

Residential Tenancy Branch