



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Makola Housing
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OLC, LRE, LAT

Introduction:

The tenants have applied for an Order that the landlord comply with the Act, restricting the landlord's right of entry and permitting the tenants to change the locks. Both parties attended the teleconference hearing.

Facts:

A tenancy began on May 27, 2013 with rent in the amount of \$ 681.00. The tenants alleged that the landlord was not enforcing the tenancy agreement which prohibits occupants from bringing alcohol and illegal drugs onto the premises and that that they were being disturbed by other tenants.

Settlement:

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

- a. The parties agree that there will be ongoing written communication of any complaints that the tenants have of the breach of their quiet enjoyment.

I have dismissed the tenants' claims for orders limiting the landlord's right of entry and permitting them to change the locks. I have dismissed with leave their application for an Order that the landlord comply with the Act. The tenants are free to bring further applications seeking compensation for the breach of the covenant of quiet enjoyment should their complaints not be resolved.

Conclusion:

As a result of the settlement, I have dismissed the tenants' claims for orders limiting the landlord's right of entry and permitting them to change the locks. I have dismissed with leave their application for an Order that the landlord comply with the Act. 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*.

Dated: October 17, 2016

Residential Tenancy Branch

