



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Dorset Realty Group  
and [tenant name suppressed to protect privacy]

## **INTERIM DECISION**

Dispute Codes      CNC FF OLC RP

### Introduction

This hearing dealt with an application by the tenant for an order cancelling the landlord's 1 Month Notice to End Tenancy dated July 28, 2016, an order that the landlord comply and an order that the landlord make repairs to the rental unit. The tenant also seeks recovery of the filing fee for this application. At the hearing the landlord made a verbal request for an order of possession. Both parties attended the hearing and had an opportunity to be heard.

A full hearing of the issue of the Notice to End Tenancy was completed. I did not hear any evidence on the issues of the tenant's requests for an order of compliance or an order to repair.

After the hearing was completed there was a brief discussion between the parties as to possible settlement of the issues between them. In the course of this discussion it was agreed that this matter would be adjourned to a future date. It was agreed that the parties would take the following steps in the interim period.

1. Between now and the date of the reconvened hearing, the parties will meet and discuss what needs to be done to resolve the issues between them.
2. Initially, the landlord will contact the tenant through the tenant's lawyer.
3. The tenant will take immediate steps, if such steps have not already been taken, to remove any items from the balcony that could pose a falling hazard to people and/or property below.
4. Photographs will be taken as to agreed status of balcony items.
5. Each party may have a witness in attendance at any meetings.
6. If the parties are able to resolve the matters between them the parties may cancel any further appearances at the RTB.

Finally, it was agreed that if the parties are unable to reach an agreement on this tenancy, the matter will come back before me for decision based on the evidence heard and presented for today's hearing. No further evidence will be allowed.

Notices of the adjourned hearing date will be sent to the parties under separate cover by the RTB.

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 11, 2016

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Residential Tenancy Branch