



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Advanced Property Management and Campbell River & District Housing Society  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes: OLC, RP, PSF, FF

### Introduction:

The tenants have applied for an Orders to compel the landlords to make repairs to the unit by providing heat to the common areas and her unit, to provide services and to comply with the Act. All parties were represented.

### Preliminary Matters

At the outset I was advised that one of the applicants LC does not reside in this unit but had the same issues. I determined that she was not properly named as an applicant because she is in a different unit and have dismissed all claims made by her with leave. She was permitted to testify as a witness but the applicant CG chose not to call her.

### Facts:

A tenancy with CG began on May 30, 2009 with rent in the amount of \$ 313.00. The tenant CG alleged that the heat in her unit could not be maintained at 20 degrees Celsius and similarly the temperature in the common areas was below 20 degrees Celsius.

### Settlement:

The parties settled this matter and I have recorded the agreement pursuant to section 63(2):

- a. The landlords shall retain a certified and licensed in BC heating technician to repair the heating system inside the tenant CG's unit so that it is possible to maintain 20 degrees Celsius,

- b. The landlords shall retain a certified and licensed in BC heating technician to repair the heating system in the common areas (including without limiting the generality of the forgoing: hallways, stairwells and lobby) so that it is possible to maintain 20 degrees Celsius between the hours of 8 AM and 10 PM,
- c. The landlords shall make the aforementioned repairs by March 9, 2017, and
- d. The tenant CG is permitted to bring any further applications if the aforementioned repairs are not completed on time or satisfactorily.

Conclusion:

As a result of the settlement I have ordered the landlords to make the aforementioned repairs. I have permitted the applicant CG to reapply if necessary as per paragraph d. aforementioned.. There will not be any recovery of the filing fee as it was not part of the settlement agreement. I have dismissed with leave all applications by the tenant LC.

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: February 07, 2017

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Residential Tenancy Branch