



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **AMENDED DECISION**

Dispute Codes      CNC, CNL, LAT, RR, RP

### Introduction

This hearing was convened by way of conference call concerning an application made by the tenant seeking an order cancelling a notice to end the tenancy for cause; for an order cancelling a notice to end the tenancy for landlord's use of property; for an order permitting the tenant to change the locks to the rental unit; and for an order reducing rent for repairs, services or facilities agreed upon but not provided.

The tenant and both landlords attended the hearing, and the tenant was accompanied by a Social Worker, who did not take part in the hearing. The tenant, one of the landlords and a witness for the tenant each gave affirmed testimony. The parties were given the opportunity to question each other and the witness and give submissions.

The parties discussed settlement of this dispute, and agreed that the parties will enter into a new fixed term tenancy agreement commencing on September 15, 2017 and expiring on January 14, 2018 at which time the tenancy ends unless the parties enter into a new tenancy agreement, and the notice to end the tenancy given by the landlord is cancelled and the tenancy continues. The tenant also withdrew the application for an order reducing rent for repairs, services or facilities agreed upon but not provided, and advised that he just wants repairs completed, and I amend the application to reflect that claim. The landlords agreed to make a temporary repair over a hole in the bathroom ceiling and to finish the repair as soon as contractors are available.

The parties also agreed that the tenant would be permitted to install a lock on the inside of the French doors, such lock to not prevent the landlords from entering in case of emergency.

The parties confirmed that the agreement above was made on a voluntary basis and understand the nature of this settlement.

Conclusion

For the reasons set out above, and by consent, I hereby order the parties to enter into a new fixed term tenancy agreement commencing on September 15, 2017 and expiring on January 14, 2018 at which time the tenancy ends unless the parties enter into a new tenancy agreement, and the notice to end the tenancy given by the landlords is hereby cancelled and the tenancy continues.

I order the landlords to place a temporary repair over the hole in the bathroom ceiling and to finish the bathroom repair as soon as a contractor becomes available.

I further order that the tenant be permitted to install a lock on the inside of the French doors, such lock to not prevent the landlords from entering in case of emergency.

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: September 15, 2017

Amended: September 26, 2017

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Residential Tenancy Branch