



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding INN TOWNE MOTEL
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNDC, OLC, ERP, RP, PSF, LRE, FF

Introduction

This hearing was convened by way of conference call concerning an application made by the tenant seeking:

- a monetary order for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement;
- and order that the landlord comply with the *Act*, regulation or tenancy agreement;
- an order that the landlord make emergency repairs for health or safety reasons;
- an order that the landlord make repairs to the unit, site or property;
- an order that the landlord provide services or facilities required by the tenancy agreement or law;
- an order limiting or setting conditions on the landlord's right to enter the rental unit; and
- to recover the filing fee from the landlord for the cost of the application.

The hearing was adjourned on the first scheduled date at the request of the tenant. The tenant and an agent for the landlord appeared on both scheduled dates, and on the second scheduled date the parties agreed to settle this dispute in the following terms:

- the landlord will ensure that all mold is removed from behind the fridge and stove and under the kitchen cabinet, within one week of today's date.

The parties confirmed at the end of the hearing that this agreement was made on a voluntary basis and that the parties understood the nature of this full and final settlement of this matter.

I order the landlord to comply, and I dismiss the balance of the tenant's application.

Conclusion

For the reasons set out above, and by consent, I hereby order the landlord to ensure that all mold is removed from behind the fridge and stove and under the kitchen cabinet in the rental unit within one week of today's date.

This order is final and binding and may be enforced.

The balance of the tenant's application is hereby dismissed.

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: December 14, 2017

Residential Tenancy Branch