



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Royal Reef Apartments  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      AS FFT MNDCT OLC

### Introduction

This hearing was convened as a result of the Tenant's Application for Dispute Resolution. A participatory hearing, by teleconference, was held on March 1, 2018. The Tenant applied for multiple remedies under the *Residential Tenancy Act* (the "Act").

The Landlord and the Tenant both attended the hearing. All parties provided testimony. Both parties confirmed receipt of each other's documentary evidence.

### Settlement Agreement

During the hearing, a mutual agreement was discussed and the Tenant agreed to withdraw her applications, in full, in pursuit of the following settlement agreement.

Pursuant to section 63 of the *Act*, the Arbitrator may assist the parties to settle their dispute and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order.

Given the agreement reached between the parties during the proceedings, I find that the parties have settled their dispute and the following records this settlement as a decision:

- The Tenant will be allowed to sublease her apartment provided it is for 6 months or longer, and the prospective renter meets the Landlord's standard screening process.
- When the Tenant wants to sublease, she is required to put her request in writing, and deliver it to the Landlord.

- The Landlord will have two weeks to screen the request, and the individual brought forward by the Tenant.
- The Landlord retains the right to deny the sublease request if the person does not meet their standard criteria, which they use for all of their apartment units.
- The Landlord will manage the keys to the rental unit.

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 all matters in this application.

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: March 05, 2018

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Residential Tenancy Branch