



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding LANGARA GARDENS HOLDINGS LTD. & LANGARA GARDENS  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      ER, MND, FF

### Introduction

The landlord and the tenants convened this hearing in response to applications.

The landlord's application is seeking orders as follows:

1. For a monetary order for money owed or compensation under the Act;
2. For a monetary order for damages to the rental unit; and
3. To recover the cost of filing the application.

The tenants' application is seeking orders as follows:

1. To have the landlord make emergency repairs;
2. For a monetary order for money owed or compensation under the Act; and
3. To recover the cost of filing the application.

Both parties appeared.

### Preliminary and Procedural matters

At the outset of the hearing the tenant stated that their uncle spoke to the landlord on Thursday and there was an agreement that if they withdrew their claim that the landlord would withdraw theirs.

The landlord's agent stated that they spoke the person on Friday, and they never said anything about an agreement. The agent was given an opportunity to contact the person the tenant's uncle was speaking too; however, the agent stated that they were not in the office and did not have their telephone information.

In this case, I find that it is possible that the matter has been resolved. The landlord that spoke to the tenant's uncle was not at the hearing, and the landlord's agent was unable to contact them. Therefore, I find it appropriate to dismiss both applications with leave to reapply.

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 13, 2018

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Residential Tenancy Branch