



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding ASSOCIA BRITISH COLUMBIA INC.  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      OPN, FF

### Introduction

This matter dealt with an application by the Landlord to end a tenancy and to recover the filing fee for the application.

During the course of the hearing, the parties reached an agreement to settle these matters, on the following conditions:

1. the Landlord and the Tenant will enter into a new tenancy agreement as of May 1, 2018.
2. the new tenancy agreement will include the following terms:
  - Rent will be \$1,050.00 in total and will include utilities.
  - The tenancy will be month to month and rent will be paid on the first day of each month.
  - The tenancy will be non smoking inside the rental unit.
  - The Tenant will pay a new security deposit of \$500.00.
  - The following repairs will be made to the rental unit by May 1, 2018:
    - o the blinds will be repaired.
    - o tiles in the washroom will be repaired
    - o cupboard doors will be repaired
    - o closet doors will be repaired or installed if the door is missing
    - o the rug in the second bedroom will be removed
    - o the mirror in the bathroom will be repaired

3. Both parties agree this settlement agreement is full settlement of the Landlord's application and the disputed issues with regard to this situation.

Under section 63 (1) the director can assist parties or offer parties an opportunity to settle their dispute. Pursuant to section 63 of the Act the Landlord and the Tenant agreed to the above arrangement.

As no further action is required on this file, the file is closed.

### Conclusion

The Parties agreed to enter into a new tenancy agreement on May 1, 2018 as agreed to above.

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 14, 2018

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Residential Tenancy Branch