



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding PACIFIC COVE PENTICTON APTS LTD
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes ERP RP FF

Introduction

This hearing was convened as a result of the Tenant's Application for Dispute Resolution. A participatory hearing, by teleconference, was held on August 17, 2018. The Tenant applied for multiple remedies, pursuant to the *Residential Tenancy Act* (the "Act").

Both parties attended the hearing and provided testimony. The Landlord confirmed receipt of the Tenant's documentary evidence and Notice of Hearing package.

During the hearing, the Tenant stated he was going to withdraw the portion of his application dealing with the noise he hears from within his apartment. The Tenant stated that the noise issue has been better recently and he stated he would apply in the future if the noises came back. I allow the Tenant to withdraw this portion of his application, and his application is amended accordingly.

Settlement Agreement

During the hearing, a mutual agreement was discussed and the Landlord agreed to make some repairs to the rental complex. Both parties agreed to 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 Landlord will install a deadbolt lock on the office door to allow the Tenant to drop his rent payments in a safe manner.
- The Landlord will hire a professional locksmith to come and look at the front door of the apartment complex to ensure it is functioning correctly and that it locks and latches correctly.

The parties confirmed at the end of the hearing that this agreement was made on a voluntary basis and that the parties agreed that these terms were a reasonable settlement of all building security and lock repair issues.

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: August 17, 2018

Residential Tenancy Branch